

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

43 HEATHMONT ROAD RINGWOOD VIC 3134

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$885,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,025,500

Property type

House

Suburb

Ringwood

Period-from

01 Sep 2023

to

31 Aug 2024

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

2 RUSSET ROAD RINGWOOD EAST VIC 3135	\$1,010,000	04-May-24
34 DAISY STREET HEATHMONT VIC 3135	\$845,000	30-Jun-24
27 JARMA ROAD HEATHMONT VIC 3135	\$882,500	01-May-24

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 04 September 2024

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2 RUSSET ROAD RINGWOOD EAST VIC 3135

Sold Price

\$1,010,000

Sold Date **04-May-24**
 3  1  1

Distance **1.04km**

34 DAISY STREET HEATHMONT VIC 3135

Sold Price

^{RS} **\$845,000**

Sold Date **30-Jun-24**
 3  1  1

Distance **1.17km**

27 JARMA ROAD HEATHMONT VIC 3135

Sold Price

\$882,500

Sold Date **01-May-24**
 3  1  1

Distance **1.22km**
RS = Recent sale

UN = Undisclosed Sale

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