

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

2 Lucy Place, Ringwood North Vic 3134

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$745,000

&

\$795,000

Median sale price

Median price \$765,000

Property Type House

Suburb Ringwood North

Period - From 01/04/2019

to 30/06/2019

Source REIV

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 six 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
1	22 Ashcombe Dr RINGWOOD 3134	\$775,000	05/10/2019
2	65 Mullum Mullum Rd RINGWOOD 3134	\$760,000	09/08/2019
3	21 Goldsmith Av RINGWOOD NORTH 3134	\$738,000	05/09/2019

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 six months.~~

This Statement of Information was prepared on:

15/10/2019 14:36

2 Lucy Place, Ringwood North Vic 3134



 3  1  2

Property Type: House (Previously Occupied - Detached)

Land Size: 653 sqm approx

[Agent Comments](#)

Indicative Selling Price

\$745,000 - \$795,000

Median House Price

June quarter 2019: \$765,000

Comparable Properties



22 Ashcombe Dr RINGWOOD 3134 (REI)

[Agent Comments](#)

 3  1  2

Price: \$775,000

Method: Private Sale

Date: 05/10/2019

Rooms: 4

Property Type: House

Land Size: 684 sqm approx



65 Mullum Mullum Rd RINGWOOD 3134 (REI/VG)

[Agent Comments](#)

 3  2  4

Price: \$760,000

Method: Private Sale

Date: 09/08/2019

Property Type: House

Land Size: 706 sqm approx



21 Goldsmith Av RINGWOOD NORTH 3134 (VG)

[Agent Comments](#)

 3  -  -

Price: \$738,000

Method: Sale

Date: 05/09/2019

Property Type: House (Res)

Land Size: 697 sqm approx

Account - Vogl & Walpole Estate Agents | P: 03 8580 6200



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.