

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

4 Chesney Drive, Ringwood Vic 3134

Indicative selling price

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

Range between \$1,100,000

&

\$1,150,000

Median sale price

Median price \$1,053,000

Property Type House

Suburb Ringwood

Period - From 01/07/2021

to

30/09/2021

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	9 Powrie Ct RINGWOOD NORTH 3134	\$1,161,000	23/09/2021
2	12 Ripley Ct RINGWOOD 3134	\$1,060,000	28/09/2021
3	2 Ashcombe Dr RINGWOOD 3134	\$1,060,000	19/06/2021

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:

03/11/2021 15:42

4 Chesney Drive, Ringwood Vic 3134



4 -

Rooms: 8

Property Type: House

Land Size: 692.673 sqm approx

Agent Comments

Indicative Selling Price

\$1,100,000 - \$1,150,000

Median House Price

September quarter 2021: \$1,053,000

Comparable Properties



9 Powrie Ct RINGWOOD NORTH 3134 (REI)

Agent Comments

4 2 2

Price: \$1,161,000

Method: Private Sale

Date: 23/09/2021

Property Type: House

Land Size: 650 sqm approx



12 Ripley Ct RINGWOOD 3134 (REI)

Agent Comments

4 2 1

Price: \$1,060,000

Method: Auction Sale

Date: 28/09/2021

Property Type: House (Res)

Land Size: 652 sqm approx



2 Ashcombe Dr RINGWOOD 3134 (REI/VG)

Agent Comments

4 2 2

Price: \$1,060,000

Method: Auction Sale

Date: 19/06/2021

Property Type: House (Res)

Land Size: 654 sqm approx

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



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