

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

11 NORFOLK AVENUE 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

or range
between

\$1,150,000

&

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,025,000

Property type

House

Suburb

Ringwood

Period-from

01 May 2024

to

30 Apr 2025

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

7 CARRUTHERS COURT HEATHMONT VIC 3135	\$1,000,000	17-Feb-25
33 CHURINGA AVENUE MITCHAM VIC 3132	\$1,250,000	05-Mar-25
1 MARWARRA STREET RINGWOOD EAST VIC 3135	\$1,100,000	29-Nov-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: 05 May 2025

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**7 CARRUTHERS COURT
HEATHMONT VIC 3135**
 3  1  2

Sold Price

\$1,000,000

Sold Date

17-Feb-25

Distance

0.69km

**33 CHURINGA AVENUE MITCHAM
VIC 3132**
 3  1  2

Sold Price

^{RS} **\$1,250,000**

Sold Date

05-Mar-25

Distance

1.64km

**1 MARWARRA STREET RINGWOOD
EAST VIC 3135**
 3  1  2

Sold Price

\$1,100,000

Sold Date

29-Nov-24

Distance

1.97km
RS = Recent sale

UN = Undisclosed Sale

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