## 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

47 Jeffrey Drive, Ringwood Vic 3134

#### Indicative selling price

For the meaning	of this price see	consumer.vic.go	v.au/underquot	ting				
Range betweer	\$980,000	&	\$1,070,0	00				
Median sale price								
Median price	\$1,025,000	Property Type	House	Suburb	Ringwood			
Period - From	01/07/2024	to 30/06/2025	5 So	urce 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.

Ad	dress of comparable property	Price	Date of sale
1	9 Ambrie Av RINGWOOD 3134	\$1,122,000	28/06/2025
2	26 Tania Ct RINGWOOD 3134	\$1,085,500	22/02/2025
3	20 Tortice Dr RINGWOOD NORTH 3134	\$1,060,000	05/02/2025

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:

24/07/2025 10:58



### 47 Jeffrey Drive, Ringwood Vic 3134

# **JellisCraig**





**Property Type:** House **Land Size:** 660 sqm approx Agent Comments Matt Lockyer 9870 6211 0411 274 496 matthewlockyer@jelliscraig.com.au

Indicative Selling Price \$980,000 - \$1,070,000 Median House Price Year ending June 2025: \$1,025,000

## **Comparable Properties**

	9 Ambrie Av RINGWOOD 3134 (REI) 3 2 2 4 Price: \$1,122,000 Method: Auction Sale Date: 28/06/2025 Property Type: House (Res) Land Size: 664 sqm approx	Agent Comments
Nikol Jone	26 Tania Ct RINGWOOD 3134 (REI/VG) 3  2  2  2 Price: \$1,085,500 Method: Auction Sale Date: 22/02/2025 Property Type: House (Res) Land Size: 945 sqm approx	Agent Comments
	20 Tortice Dr RINGWOOD NORTH 3134 (REI/VG) 4 2 2 2 Price: \$1,060,000 Method: Private Sale Date: 05/02/2025 Property Type: House Land Size: 648 sqm approx	Agent Comments

Account - Jellis Craig | P: 03 9870 6211



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