

# 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

7 Mckay Court, Ringwood Vic 3134

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,080,000 & \$1,180,000

### Median sale price

Median price \$1,095,000 Property Type House Suburb Ringwood

Period - From 01/01/2024 to 31/03/2024 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	38 Barkly St RINGWOOD 3134	\$1,175,000	18/11/2023
2	21 Thomas St RINGWOOD 3134	\$1,173,000	09/12/2023
3	15 Maurice Av RINGWOOD 3134	\$1,100,000	02/03/2024

**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:

15/04/2024 08:24



4 2 2

**Property Type:** House  
**Land Size:** 810 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,080,000 - \$1,180,000  
**Median House Price**  
March quarter 2024: \$1,095,000

## Comparable Properties



**38 Barkly St RINGWOOD 3134 (REI/VG)**

**Agent Comments**

4 2 2

**Price:** \$1,175,000  
**Method:** Auction Sale  
**Date:** 18/11/2023  
**Property Type:** House (Res)  
**Land Size:** 835 sqm approx



**21 Thomas St RINGWOOD 3134 (REI/VG)**

**Agent Comments**

4 2 -

**Price:** \$1,173,000  
**Method:** Auction Sale  
**Date:** 09/12/2023  
**Property Type:** House (Res)  
**Land Size:** 738 sqm approx



**15 Maurice Av RINGWOOD 3134 (REI)**

**Agent Comments**

4 2 2

**Price:** \$1,100,000  
**Method:** Auction Sale  
**Date:** 02/03/2024  
**Property Type:** House (Res)  
**Land Size:** 671 sqm approx