

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

5 Bramley Drive Ringwood North 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

\$990,000

&

\$1,080,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$956,500

Property type

House

Suburb

Ringwood North

Period-from

01 May 2020

to

30 Apr 2021

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

11 Heape Way Ringwood North VIC 3134	\$1,085,000	24-Nov-20
8 Gahnia Close Ringwood North VIC 3134	\$1,050,000	16-Dec-20
45 Jeffrey Drive Ringwood VIC 3134	\$1,000,000	05-Mar-21

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.~~

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11 Heape Way Ringwood North VIC 3134

Sold Price

\$1,085,000

Sold Date **24-Nov-20**

4 2 2

Distance **0.58km**



8 Gahnia Close Ringwood North VIC 3134

Sold Price

\$1,050,000

Sold Date **16-Dec-20**

4 2 2

Distance **0.67km**



45 Jeffrey Drive Ringwood VIC 3134

Sold Price

\$1,000,000

Sold Date **05-Mar-21**

4 2 3

Distance **1.12km**



1 Stamford Court Ringwood North VIC 3134

Sold Price

^{RS} **\$970,000**

Sold Date **02-Feb-21**

3 1 2

Distance **0.15km**

RS = Recent sale

UN = Undisclosed Sale

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