

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

31/7 Turnbull Court, Ringwood Vic 3134

Indicative selling price

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

Single price

\$590,000

Median sale price

Median price

\$649,750

Property Type

Unit

Suburb

Ringwood

Period - From

01/04/2021

to

31/03/2022

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	2/24 Bedford Rd RINGWOOD 3134	\$590,000	30/04/2022
2	2/18 Freeman St RINGWOOD EAST 3135	\$582,500	04/06/2022
3	4/4-6 Mullum Mullum Rd RINGWOOD 3134	\$545,000	29/05/2022

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:

18/06/2022 16:15



 2  1  1

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$590,000

Median Unit Price

Year ending March 2022: \$649,750

Comparable Properties



2/24 Bedford Rd RINGWOOD 3134 (REI)

Agent Comments

 2  1  2

Price: \$590,000

Method: Auction Sale

Date: 30/04/2022

Property Type: Unit



2/18 Freeman St RINGWOOD EAST 3135 (REI) Agent Comments

 2  1  2

Price: \$582,500

Method: Auction Sale

Date: 04/06/2022

Property Type: Unit

Land Size: 136 sqm approx



4/4-6 Mullum Mullum Rd RINGWOOD 3134 (REI)

Agent Comments

 2  1  1

Price: \$545,000

Method: Private Sale

Date: 29/05/2022

Property Type: Unit

Account - Philip Webb