Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	31/7 Turnbull Court, Ringwood Vic 3134
Including suburb and	
postcode	

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	Pro	perty Type	Jnit		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

Aut	areas or comparable property	1 1100	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



Date of sale











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)

2





Agent Comments

Price: \$590,000 Method: Auction Sale Date: 30/04/2022 Property Type: Unit



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

i

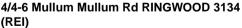






Price: \$582,500 Method: Auction Sale Date: 04/06/2022 Property Type: Unit

Land Size: 136 sqm approx





-2





6

Price: \$545,000 Method: Private Sale Date: 29/05/2022 Property Type: Unit Agent Comments

Account - Philip Webb



