



4   
 2   
 2

**Rooms:** 7**Property Type:** House**Land Size:** 870

Agent Comments

A peaceful family court, serene child-friendly gardens and a sizeable 4 bedroom plus study and 2 bathroom design are just the beginning with this brilliant family residence. Set on 870 m2 (approx.), this substantial family home is just a few short steps to Tinternvale Primary, Tintern Grammar, Gracedale Park, kinder, transport and shops; with Tarralla Creek Bike Trail at the end of the court. Ready to enjoy, the stylish, light-filled interior invites you to relax with 2 living areas, contemporary decor, high ceilings, ducted heating, 2 split systems and leafy outlooks.

## Comparable Properties

**4 Mccure Ct RINGWOOD EAST 3135 (REI)**

4   
 2   
 4

**Price:** \$910,000**Method:** Private Sale**Date:** 04/04/2017**Rooms:** 13**Property Type:** House**Land Size:** 862 sqm

Agent Comments

Partially renovated home with in-ground pool

**16 Rozelle Av RINGWOOD EAST 3135 (REI)**

4   
 2   
 4

**Price:** \$950,000**Method:** Private Sale**Date:** 23/03/2017**Rooms:** 6**Property Type:** House**Land Size:** 873 sqm

Agent Comments

Partially renovated home with in-ground pool

**5 Lucania Ct RINGWOOD EAST 3135 (REI/VG)**

4   
 2   
 2

**Price:** \$927,500**Method:** Private Sale**Date:** 08/11/2016**Rooms:** 13**Property Type:** House**Land Size:** 868 sqm

Agent Comments

Partially renovated home with in-ground pool

## 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 Raymond Court, Ringwood East Vic 3135

**Indicative selling price**

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

Range between

\$850,000

&

\$880,000

**Median sale price**

Median price

\$915,000

House

X

Suburb

Ringwood East

Period - From

01/12/2016

to

31/03/2017

Source

REIV

**Comparable property sales**

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
4 Mccure Ct RINGWOOD EAST 3135	\$910,000	04/04/2017
16 Rozelle Av RINGWOOD EAST 3135	\$950,000	23/03/2017
5 Lucania Ct RINGWOOD EAST 3135	\$927,500	08/11/2016