

## 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

1 Gibson 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$850,000

&

\$935,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$775,000

Property type

House

Suburb

Ringwood

Period-from

01 Nov 2018

to

31 Oct 2019

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

7 Wantirna Road Ringwood VIC 3134	\$850,000	11-Oct-19
1 Flora Court Ringwood VIC 3134	\$920,000	21-Oct-19
6 Stonington Place Ringwood VIC 3134	\$815,500	26-Oct-19

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.~~

This Statement of Information was prepared on: 01 November 2019


**7 Wantirna Road Ringwood VIC 3134**
 3  2  2

Sold Price

**\$850,000**

Sold Date

**11-Oct-19**

Distance

**1.56km**

**1 Flora Court Ringwood VIC 3134**
 3  2  2

Sold Price

**\$920,000**

Sold Date

**21-Oct-19**

Distance

**4.42km**

**6 Stonington Place Ringwood VIC 3134**
 4  2  2

Sold Price

**\$815,500**

Sold Date

**26-Oct-19**

Distance

**5.02km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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