

## 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

6 MCKAY 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

\$1,100,000

&

\$1,200,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,025,500

Property type

House

Suburb

Ringwood

Period-from

01 Aug 2023

to

31 Jul 2024

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 MCKAY COURT RINGWOOD VIC 3134	\$1,090,000	11-May-24
20 VALERIE COURT HEATHMONT VIC 3135	\$1,126,000	17-Mar-24

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: 14 August 2024



**7 MCKAY COURT RINGWOOD VIC 3134**

Sold Price

**\$1,090,000**

Sold Date

**11-May-24**

 3  2  3

Distance

**0.02km**



**20 VALERIE COURT HEATHMONT VIC 3135**

Sold Price

**\$1,126,000**

Sold Date

**17-Mar-24**

 3  2  3

Distance

**0.48km**

RS = Recent sale

UN = Undisclosed Sale

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