

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

13 Sang Court, Ringwood Vic 3134

Indicative selling price

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

Range between \$1,100,000

&

\$1,210,000

Median sale price

Median price \$999,000

Property Type House

Suburb Ringwood

Period - From 04/11/2020

to

03/11/2021

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	44 Holyrood Cr RINGWOOD 3134	\$1,201,000	14/10/2021
2	39 Jull Pde RINGWOOD NORTH 3134	\$1,140,000	15/06/2021
3	10 Maurine Ct RINGWOOD NORTH 3134	\$1,140,000	05/05/2021

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:

04/11/2021 16:30



 4  2  2

Property Type: House
Land Size: 777 sqm approx
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,210,000
Median House Price
04/11/2020 - 03/11/2021: \$999,000

Comparable Properties



44 Holyrood Cr RINGWOOD 3134 (REI)

Agent Comments

 4  2  2

Price: \$1,201,000
Method: Auction Sale
Date: 14/10/2021
Property Type: House (Res)
Land Size: 790 sqm approx



39 Jull Pde RINGWOOD NORTH 3134 (REI/VG) **Agent Comments**

 4  2  2

Price: \$1,140,000
Method: Private Sale
Date: 15/06/2021
Property Type: House (Res)
Land Size: 722 sqm approx



10 Maurine Ct RINGWOOD NORTH 3134 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,140,000
Method: Sold Before Auction
Date: 05/05/2021
Property Type: House (Res)
Land Size: 696 sqm approx