## 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	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$1,100,000		&		\$1,210,000			
Median sale p	rice							
Median price	\$999,000	Pro	operty Type	Hou	se		Suburb	Ringwood
Period - From	04/11/2020	to	03/11/2021		So	urce	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.

Add	dress 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.

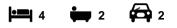
This Statement of Information was prepared on:

04/11/2021 16:30









**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)



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

Agent Comments



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



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)



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

#### Account - Philip Webb



property data

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