

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

9 Rudolf Court Ringwood North VIC 3134

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,168,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,101,055

Property type

House

Suburb

Ringwood North

Period-from

01 Dec 2020

to

30 Nov 2021

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

31 Werac Drive Ringwood North VIC 3134	\$1,186,500	03-Nov-21
6 Cantala Crescent Ringwood North VIC 3134	\$1,230,000	23-Oct-21
43 Park Hill Drive Ringwood North VIC 3134	\$1,120,000	23-Nov-21

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: 11 December 2021



**31 Werac Drive Ringwood North
VIC 3134**

Sold Price ^{RS} **\$1,186,500** ^{UN} Sold Date **03-Nov-21**

 4  2  2

Distance **0.1km**



**6 Cantala Crescent Ringwood North
VIC 3134**

Sold Price ^{RS} **\$1,230,000** Sold Date **23-Oct-21**

 4  3  -

Distance **0.3km**



**43 Park Hill Drive Ringwood North
VIC 3134**

Sold Price ^{RS} **\$1,120,000** Sold Date **23-Nov-21**

 4  2  2

Distance **0.5km**

RS = Recent sale

UN = Undisclosed Sale

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