

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

5 Vergess Court, Ringwood Vic 3134

Indicative selling price

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

Range between \$900,000

&

\$990,000

Median sale price

Median price \$902,500

Property Type House

Suburb Ringwood

Period - From 01/04/2020

to 30/06/2020

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	30 Tagell Rd HEATHMONT 3135	\$1,060,000	10/06/2020
2	21 Woodlands Rd HEATHMONT 3135	\$970,000	27/06/2020
3	6 Burnett Ct RINGWOOD 3134	\$845,000	10/07/2020

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:

24/07/2020 12:00



Property Type: House
Land Size: 558.263 sqm approx
Agent Comments

Indicative Selling Price
\$900,000 - \$990,000
Median House Price
June quarter 2020: \$902,500

Comparable Properties



30 Tagell Rd HEATHMONT 3135 (REI)

Agent Comments



Price: \$1,060,000
Method: Sold Before Auction
Date: 10/06/2020
Rooms: 6
Property Type: House (Res)
Land Size: 547 sqm approx



21 Woodlands Rd HEATHMONT 3135 (REI)

Agent Comments



Price: \$970,000
Method: Auction Sale
Date: 27/06/2020
Rooms: 6
Property Type: House (Res)
Land Size: 623 sqm approx



6 Burnett Ct RINGWOOD 3134 (REI)

Agent Comments



Price: \$845,000
Method: Private Sale
Date: 10/07/2020
Property Type: House
Land Size: 562 sqm approx