

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

2/7 Turnbull Court, Ringwood Vic 3134

Indicative selling price

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

Range between \$395,000

&

\$430,000

Median sale price

Median price \$620,000

Property Type Unit

Suburb Ringwood

Period - From 01/07/2021

to 30/06/2022

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	509/42c Nelson St RINGWOOD 3134	\$420,000	08/06/2022
2	309/42c Nelson St RINGWOOD 3134	\$405,000	12/05/2022
3			

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:

26/09/2022 15:01



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Property Type: Unit

Agent Comments

Indicative Selling Price

\$395,000 - \$430,000

Median Unit Price

Year ending June 2022: \$620,000

Comparable Properties

509/42c Nelson St RINGWOOD 3134 (VG)

Agent Comments

 1  -  -

Price: \$420,000

Method: Sale

Date: 08/06/2022

Property Type: Strata Unit/Flat



309/42c Nelson St RINGWOOD 3134 (REI/VG)

Agent Comments

 1  1  1

Price: \$405,000

Method: Private Sale

Date: 12/05/2022

Property Type: Apartment

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.

Account - Philip Webb