

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

1 Jacynthe Court, Ringwood Vic 3134

Indicative selling price

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

Range between \$790,000 & \$850,000

Median sale price

Median price \$865,500 Property type House Suburb Ringwood

Period - From 01/07/2019 to 30/09/2019 Source REIV

Comparable property sales

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 |
|---|-----------|--------------|
| 4 Bramley Drive, Ringwood North Vic 3134 | \$835,000 | 24/09/2019 |
| 7 Woorabinda Close, Ringwood North Vic 3134 | \$817,500 | 02/09/2019 |
| 9 Sunhill Avenue, Ringwood Vic 3134 | \$790,000 | 09/11/2019 |

This Statement of Information was prepared on: 13/11/2019