

## 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 Parkgate Drive Ringwood VIC 3134

### Indicative selling price

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

Single Price

or range  
between

\$1,100,000

&

\$1,200,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$902,500

Property type

House

Suburb

Ringwood

Period-from

01 Apr 2020

to

31 Mar 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

3 Woodchurch Close Ringwood VIC 3134	\$1,143,000	04-Mar-21
21 Panfield Avenue Ringwood VIC 3134	\$1,160,000	10-Apr-21
98 Wonga Road Ringwood VIC 3134	\$1,185,000	24-Feb-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: 21 April 2021



**3 Woodchurch Close Ringwood VIC 3134** Sold Price <sup>RS</sup> **\$1,143,000** Sold Date **04-Mar-21**  
 4 2 2 Distance **0.09km**



**21 Panfield Avenue Ringwood VIC 3134** Sold Price <sup>RS</sup> **\$1,160,000** Sold Date **10-Apr-21**  
 4 2 2 Distance **1.76km**



**98 Wonga Road Ringwood VIC 3134** Sold Price <sup>RS</sup> **\$1,185,000** Sold Date **24-Feb-21**  
 4 2 2 Distance **0.76km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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