

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

27/7 TURNBULL COURT RINGWOOD 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

or range
between

\$650,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,000

Property type

Unit

Suburb

Ringwood

Period-from

01 Dec 2022

to

30 Nov 2023

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

2/66 RINGWOOD STREET RINGWOOD VIC 3134	\$670,500	01-Aug-23
1/6 FREEMAN STREET RINGWOOD EAST VIC 3135	\$655,000	09-Oct-23
8/33 ARLINGTON STREET RINGWOOD VIC 3134	\$680,000	27-Oct-23

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: 04 December 2023


**2/66 RINGWOOD STREET
RINGWOOD VIC 3134**

 2
  1
  2

Sold Price

\$670,500

Sold Date

01-Aug-23

Distance

0.39km

**1/6 FREEMAN STREET RINGWOOD
EAST VIC 3135**

 2
  1
  1

Sold Price

\$655,000

Sold Date

09-Oct-23

Distance

1.49km

**8/33 ARLINGTON STREET
RINGWOOD VIC 3134**

 2
  1
  2

Sold Price

\$680,000

Sold Date

27-Oct-23

Distance

1.5km
RS = Recent sale

UN = Undisclosed Sale

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