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

Period-from

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

Single Price		or rang betwee	SUDUU	&	\$690,000				
Median sale price (*Delete house or unit as applicable)									
Median Price	\$595,000	Property type	Unit	Suburb	Ringwood				

30 Nov 2023

Comparable property sales (*Delete A or B below as applicable)

01 Dec 2022

These are the three properties sold within two kilometres of the property for sale in the last 6 months that the A* estate agent or agent's representative considers to be most comparable to the property for sale.

to

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

Source



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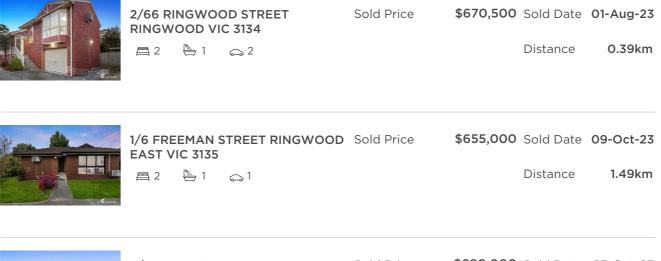
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8/33 ARLINGTON STREET RINGWOOD VIC 3134			Sold Pric	e	\$680,000	Sold Date	27-Oct-23		
A NUMBER OF		ے 1						Distance	1.5km

RS = Recent sale UN = Undisclosed Sale

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