

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

3 Wyndarra Court, Ringwood Vic 3134

Indicative selling price

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

Single price \$1,129,000

Median sale price

Median price \$988,000

House

X

Unit

Suburb

Ringwood

Period - From 01/01/2018

to

31/03/2018

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	7 Cottage PI RINGWOOD NORTH 3134	\$1,165,000	28/04/2018
2	2 McMahon Ct RINGWOOD NORTH 3134	\$1,100,000	16/03/2018
3	12 Grange Tce CROYDON HILLS 3136	\$1,010,000	24/02/2018

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.



4 2 2

Rooms:

Property Type: House (Res)

Land Size: 1048 sqm approx

Agent Comments

Comparable Properties



7 Cottage PI RINGWOOD NORTH 3134 (REI)

Agent Comments

4 2 2

Price: \$1,165,000

Method: Auction Sale

Date: 28/04/2018

Rooms: 6

Property Type: House (Res)

Land Size: 836 sqm approx



2 McMahon Ct RINGWOOD NORTH 3134 (REI)

Agent Comments

4 2 2

Price: \$1,100,000

Method: Sold Before Auction

Date: 16/03/2018

Rooms: 7

Property Type: House (Res)



12 Grange Tce CROYDON HILLS 3136 (REI)

Agent Comments

4 2 2

Price: \$1,010,000

Method: Auction Sale

Date: 24/02/2018

Rooms: -

Property Type: House (Res)

Land Size: 1187 sqm approx