

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

2 BRUCE COURT RINGWOOD EAST VIC 3135

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

\$1,200,000

&

\$1,300,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,035,000

Property type

House

Suburb

Ringwood East

Period-from

01 Apr 2021

to

31 Mar 2022

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

1 TWEED STREET RINGWOOD EAST VIC 3135	\$1,270,000	03-Mar-22
35 MORINDA STREET RINGWOOD EAST VIC 3135	\$1,225,000	08-Dec-21
12 EVERARD ROAD RINGWOOD EAST VIC 3135	\$1,230,000	08-Feb-22

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: 01 April 2022



1 TWEED STREET RINGWOOD EAST VIC 3135

4 1 4

Sold Price ^{RS} **\$1,270,000** Sold Date **03-Mar-22**

Distance **0.82km**



35 MORINDA STREET RINGWOOD EAST VIC 3135

4 2 2

Sold Price **\$1,225,000** Sold Date **08-Dec-21**

Distance **0.28km**



12 EVERARD ROAD RINGWOOD EAST VIC 3135

4 2 4

Sold Price ^{RS} **\$1,230,000** Sold Date **08-Feb-22**

Distance **1.07km**

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

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