

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

12 Forest Court, Ringwood Vic 3134

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$1,011,000 Property Type House Suburb Ringwood

Period - From 01/10/2020 to 30/09/2021 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	3a Autumn Rise WARRANWOOD 3134	\$980,000	25/06/2021
2	164 Mullum Mullum Rd RINGWOOD 3134	\$972,000	06/11/2021
3	7 Bader Ct RINGWOOD 3134	\$925,000	04/12/2021

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.~~

This Statement of Information was prepared on:

14/12/2021 09:59



Property Type:
Agent Comments

Indicative Selling Price
\$900,000 - \$990,000
Median House Price
Year ending September 2021: \$1,011,000

Comparable Properties



3a Autumn Rise WARRANWOOD 3134 (REI) Agent Comments



Price: \$980,000
Method: Private Sale
Date: 25/06/2021
Property Type: House (Res)
Land Size: 1040 sqm approx



164 Mullum Mullum Rd RINGWOOD 3134 (REI) Agent Comments



Price: \$972,000
Method: Auction Sale
Date: 06/11/2021
Property Type: House (Res)
Land Size: 672 sqm approx



7 Bader Ct RINGWOOD 3134 (REI) Agent Comments



Price: \$925,000
Method: Auction Sale
Date: 04/12/2021
Rooms: 5
Property Type: House (Res)
Land Size: 670 sqm approx

Account - Philip Webb