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 | cons | sumer.vic.go | ov.au | /underquot | ting | | |
|-----------------|-------------------|------|--------------|-------|------------|------|--------|----------|
| Range betweer | ו \$900,000 | | & | | \$990,000 | | | |
| Median sale p | rice | | | | | | | |
| Median price | \$1,011,000 | Pro | operty Type | Hou | se | | Suburb | Ringwood |
| Period - From | 01/10/2020 | to | 30/09/2021 | | So | urce | 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.

| Ade | dress 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)



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

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





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