# Statement of Information Single residential property located in the Melbourne metropolitan area

# Sections 47AF of the Estate Agents Act 1980

\$430,000

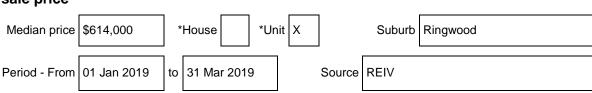
# Property offered for sale

Address 14/7 TURNBULL COURT RINGWOOD

### Indicative selling price

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

Price range between \$410,000 & Median sale price



# **Comparable property sales**

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 |
|--|-----------|--------------|
| 13/12 BOURKE STREET RINGWOOD, VIC, 3134    | \$407.000 | 28 Jun 2019  |
| 208/2 CHURCHILL STREET RINGWOOD, VIC, 3134 | \$425,000 | 27 Mar 2019  |
| 23/15 NEW STREET RINGWOOD, VIC, 3134       | \$435,000 | 29 Apr 2019  |

#### OR

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.

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months\*.

