

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

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 & \$430,000

Median sale price

Median price \$614,000 *House ☐ *Unit ☒ Suburb Ringwood

Period - From 01 Jan 2019 to 31 Mar 2019 Source REIV

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*.~~