

## 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 Adele Court, Ringwood Vic 3134

#### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$750,000 & \$825,000

#### Median sale price

Median price \$947,500 House ☒ Unit ☐ Suburb Ringwood

Period - From 01/04/2017 to 30/06/2017 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 | 12 Kenwood Cr RINGWOOD 3134    | \$815,000 | 21/08/2017   |
| 2 | 4 Flora Ct RINGWOOD 3134       | \$800,000 | 08/09/2017   |
| 3 | 32 Oban Rd RINGWOOD 3134       | \$793,000 | 30/08/2017   |

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.~~



 3  1  1

**Rooms:**  
**Property Type:** House  
**Agent Comments**

**Indicative Selling Price**  
\$750,000 - \$825,000  
**Median House Price**  
June quarter 2017: \$947,500

## Comparable Properties



**12 Kenwood Cr RINGWOOD 3134 (REI)**

[Agent Comments](#)

 3  1  1

**Price:** \$815,000  
**Method:** Private Sale  
**Date:** 21/08/2017  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 676 sqm approx



**4 Flora Ct RINGWOOD 3134 (REI)**

[Agent Comments](#)

 3  2  2

**Price:** \$800,000  
**Method:** Sold Before Auction  
**Date:** 08/09/2017  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 644 sqm approx



**32 Oban Rd RINGWOOD 3134 (REI)**

[Agent Comments](#)

 3  1  2

**Price:** \$793,000  
**Method:** Private Sale  
**Date:** 30/08/2017  
**Rooms:** 5  
**Property Type:** House  
**Land Size:** 644 sqm approx