

## 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

51 Highland Boulevard Ringwood VIC 3134

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$850,000

&

\$930,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$830,000

Property type

House

Suburb

Ringwood

Period-from

01 Jun 2019

to

31 May 2020

Source

Corelogic

### 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 6 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 Pinetree Court Ringwood North VIC 3134	\$870,000	24-Jan-20
6 Bidston Court Ringwood VIC 3134	\$881,000	19-May-20
62 Jeffrey Drive Ringwood VIC 3134	\$928,000	08-Feb-20

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 6 months.~~

This Statement of Information was prepared on: 29 June 2020



## 1 Pinetree Court Ringwood North VIC 3134

Sold Price **\$870,000** Sold Date **24-Jan-20**

4 2 2

Distance **1.53km**

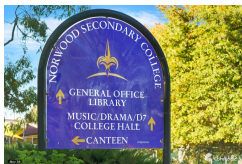


## 6 Bidston Court Ringwood VIC 3134

Sold Price <sup>RS</sup> **\$881,000** Sold Date **19-May-20**

3 2 2

Distance **0.76km**



## 62 Jeffrey Drive Ringwood VIC 3134

Sold Price **\$928,000** Sold Date **08-Feb-20**

4 2 1

Distance **0.98km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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