

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

8 Prospect Court, Ringwood Vic 3134

Indicative selling price

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

Single price \$900,000

Median sale price

Median price \$1,008,500

Property Type House

Suburb Ringwood

Period - From 01/10/2023

to 30/09/2024

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	14 Sunhill Av RINGWOOD 3134	\$900,000	01/10/2024
2	37 Sonia St RINGWOOD 3134	\$928,000	21/09/2024
3	15 Prospect Ct RINGWOOD 3134	\$890,000	07/09/2024

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:

24/10/2024 11:56

8 Prospect Court, Ringwood Vic 3134



 3  - 

Property Type: House (Previously Occupied - Detached)
Land Size: 540 sqm approx
Agent Comments

Indicative Selling Price
\$900,000
Median House Price
Year ending September 2024: \$1,008,500

Comparable Properties



14 Sunhill Av RINGWOOD 3134 (REI)

[Agent Comments](#)

 3  2  2

Price: \$900,000
Method: Private Sale
Date: 01/10/2024
Property Type: House
Land Size: 819 sqm approx



37 Sonia St RINGWOOD 3134 (REI)

[Agent Comments](#)

 4  1  2

Price: \$928,000
Method: Auction Sale
Date: 21/09/2024
Property Type: House (Res)
Land Size: 654 sqm approx



15 Prospect Ct RINGWOOD 3134 (REI)

[Agent Comments](#)

 4  1  -

Price: \$890,000
Method: Auction Sale
Date: 07/09/2024
Property Type: House (Res)
Land Size: 600 sqm approx

Account - Vogl & Walpole Estate Agents | P: 03 8580 6200



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