



woodards 

3/9 Mckay Court Ringwood

Additional information

Council Rates: \$TBA (refer Section 32)
 Water Rates: \$180pq +usage (refer Section 32)
 General Residential Zone- Schedule 1 (GRZ1)
 Brand new property
 4 bedrooms (ground floor master)
 2 bedrooms with ensuite
 Central bathroom
 Stone benchtops
 Gas ducted heating
 Evaporative cooling
 Alarm system
 Video doorbell
 Great storage
 Large backyard

Chattels

All fixed floor coverings and fixed light fittings as inspected

Close proximity to

Schools

Marlborough Primary School- (900m)
 St James' School (1.75km)
 Heathmont College- (1.02km)
 Ringwood Secondary College (1.76km)
 Vermont Secondary College-(2.78km)

Shops

Heathmont Shopping Strip-(2.2m)
 Eastland Shopping Centre- (1.9km)
 Mountain High Shopping Centre-(4.8km)
 Mitcham Shopping Centre (4.8km)

Parks

Jarma Park - (900m)
 Jubilee Park - (1.3km)
 Proclamation Park- (1.1km)
 Ringwood Public Golf Course-(900m)

Transport

Heathmont Train Station (2.2 km)
 Bus 901 Frankston to Melbourne Airport

Terms

10% deposit, balance 30/60 days

Method

Private Sale



Luke Banitsiotis
 0402 261 116

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

3/9 McKay Court, Ringwood Vic 3134

Indicative selling price

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

Range between \$950,000

&

\$1,000,000

Median sale price

Median price \$900,500

Property Type Townhouse

Suburb Ringwood

Period - From 08/08/2021

to

07/08/2022

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	1/9 McKay Ct RINGWOOD 3134	\$1,050,000	26/05/2022
2	2/9 McKay Ct RINGWOOD 3134	\$985,000	16/06/2022
3			

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:

08/08/2022 15:28

3/9 Mckay Court, Ringwood Vic 3134

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Luke Banitsiotis

03 9894 1000

0402 261 116

lbanitsiotis@woodards.com.au

Indicative Selling Price

\$950,000 - \$1,000,000

Median Townhouse Price

08/08/2021 - 07/08/2022: \$900,500



Property Type:

Agent Comments

Comparable Properties

1/9 Mckay Ct RINGWOOD 3134 (REI)

Agent Comments



Price: \$1,050,000

Method: Private Sale

Date: 26/05/2022

Property Type: Townhouse (Res)



2/9 McKay Ct RINGWOOD 3134 (REI)

Agent Comments



Price: \$985,000

Method: Private Sale

Date: 16/06/2022

Property Type: Townhouse (Res)

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.

Account - Woodards | P: 03 9894 1000 | F: 03 9894 8111



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied.

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

Our Collection Notice and Your Privacy

(Privacy Act 1988: APP privacy policy)

If on attending our open for inspection or office, you give us your personal information, on doing so you consent to us collecting, holding, using and disclosing it for the following primary and secondary purposes.

When you give us your personal information, we will give you this form and our contact details. If our representative accidentally overlooks doing so, please ask them for one before you leave our office or open for inspection.

What are the primary purposes?

They are: to inform our vendor or landlord of those attending our open for inspection; to seek your views in connection with the sale or letting of the property; to provide you with further information about the property during the course of the sale or letting campaign; to provide you with copies of documents about the property, which you have asked to see; receive and respond to enquiries you may have about the property; receive, respond to, and negotiate offers to buy or lease which you may make for the property; if the property is to be auctioned, to advise you about any changes in connection with the auction.

What are the secondary purposes?

They are to include you in our database so we can (a) advise you of other properties we list for sale or letting and which we think may be of interest to you; (b) direct marketing or telemarketing or both; and (c) advise appropriate authorities and insurers, if an accident occurs or a crime is committed, or is suspected to have been committed, at or in the immediate vicinity of the property.

If I give you my personal information, how will you hold it?

We will hold your personal information in hard copy or electronic form or both and we will only use and disclose it for the primary and the secondary purposes.

How do I contact you about my personal information?

You can contact us between 9:00am and 5:00pm Monday to Friday (excluding public holidays) to terminate your consent to our using your personal information for some or all of the primary or the secondary purposes or both and also to have access to your personal information to update or correct it.

If you misuse my personal information, how do I complain to you?

If you consider we have breached the Australian Privacy Principles you may complain to us by letter, fax, or email **cway@woodards.com.au**. We will promptly consider your complaint and attempt to resolve it in a timely manner. If we are unable to resolve it you may refer your complaint to the Office of the Australian Information Commissioner, GPO Box 5218, Sydney NSW 2001 or enquires@oaic.gov.au.

Will you disclose my personal information to someone overseas?

In the event that the vendor or landlord of a property you are interested in purchasing or leasing resides overseas, we may pass your information on to them. We will take all reasonable steps necessary to ensure that the recipient does not breach the Australian Privacy Principles with regard to information supplied to them by us.

What are the main consequences for me, if I choose not to give you my personal information?

The main consequences for you are that you may not be able to inspect the property and we will not be able to contact you about the sale or letting of this property nor provide you with details of other properties we have listed for sale or letting and which may be of interest to you.