

# 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

18/7 Turnbull 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 \$500,000

&

\$550,000

### Median sale price

Median price \$626,650

Property Type Unit

Suburb Ringwood

Period - From 01/04/2020

to 31/03/2021

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	4/50 Warrandyte Rd RINGWOOD 3134	\$543,000	02/04/2021
2	4/3 Turnbull Ct RINGWOOD 3134	\$515,000	23/11/2020
3	4/80 Warrandyte Rd RINGWOOD 3134	\$509,000	19/02/2021

**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:

27/04/2021 10:41



**Property Type:**  
Divorce/Estate/Family Transfers  
Agent Comments

**Indicative Selling Price**  
\$500,000 - \$550,000  
**Median Unit Price**  
Year ending March 2021: \$626,650

## Comparable Properties



4/50 Warrandyte Rd RINGWOOD 3134 (REI)

Agent Comments



**Price:** \$543,000  
**Method:** Private Sale  
**Date:** 02/04/2021  
**Property Type:** Unit



4/3 Turnbull Ct RINGWOOD 3134 (VG)

Agent Comments



**Price:** \$515,000  
**Method:** Sale  
**Date:** 23/11/2020  
**Property Type:** Flat/Unit/Apartment (Res)



4/80 Warrandyte Rd RINGWOOD 3134 (REI/VG) Agent Comments



**Price:** \$509,000  
**Method:** Private Sale  
**Date:** 19/02/2021  
**Property Type:** Unit