# 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

7 Carol Court, Ringwood North Vic 3134

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ing		
Range betweer	\$1,050,000		&		\$1,150,000			
Median sale p	rice							
Median price	\$1,104,018	Pro	operty Type	Hou	se		Suburb	Ringwood North
Period - From	01/01/2021	to	31/03/2021		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	39 Jull Pde RINGWOOD NORTH 3134	\$1,140,000	15/06/2021
2	5 Bramley Dr RINGWOOD NORTH 3134	\$1,105,000	07/06/2021
3	10 Maurine Ct RINGWOOD NORTH 3134	\$1,140,000	05/05/2021

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:

07/07/2021 09:48



7 Carol Court, Ringwood North Vic 3134







Property Type: House (Previously Occupied - Detached) Land Size: 762 sqm approx Agent Comments Indicative Selling Price \$1,050,000 - \$1,150,000 Median House Price March quarter 2021: \$1,104,018

# **Comparable Properties**



39 Jull Pde RINGWOOD NORTH 3134 (REI)



Price: \$1,140,000 Method: Private Sale Date: 15/06/2021 Property Type: House (Res) Land Size: 722 sqm approx

Agent Comments

Agent Comments



5 Bramley Dr RINGWOOD NORTH 3134 (REI)



Price: \$1,105,000 Method: Sold Before Auction Date: 07/06/2021 Rooms: 6 Property Type: House (Res) Land Size: 893 sqm approx



10 Maurine Ct RINGWOOD NORTH 3134 (REI) Agent Comments



Price: \$1,140,000 Method: Sold Before Auction Date: 05/05/2021 Property Type: House (Res) Land Size: 696 sqm approx

Account - Philip Webb



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.