

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,050,000

&

\$1,150,000

### Median sale price

Median price \$1,104,018

Property Type House

Suburb Ringwood North

Period - From 01/01/2021

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	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



**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)**

Agent Comments



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



**5 Bramley Dr RINGWOOD NORTH 3134 (REI)**

Agent Comments



**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