

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

4 Ripley Court Ringwood VIC 3134

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$780,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$780,000

Property type

House

Suburb

Ringwood

Period-from

01 Sep 2018

to

31 Aug 2019

Source

Corelogic

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 6 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

17 Towerhill Drive Ringwood VIC 3134	\$801,000	29-Jun-19
25 Mundara Drive Ringwood VIC 3134	\$805,000	19-Jun-19
21 Tania Court Ringwood VIC 3134	\$782,500	11-May-19

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 6 months.~~

This Statement of Information was prepared on: 17 September 2019



17 Towerhill Drive Ringwood VIC 3134

4 2 2

Sold Price

\$801,000

Sold Date

29-Jun-19

Distance

0.18km



25 Mundara Drive Ringwood VIC 3134

3 2 2

Sold Price

\$805,000

Sold Date

19-Jun-19

Distance

0.58km



21 Tania Court Ringwood VIC 3134

4 1 2

Sold Price

\$782,500

Sold Date

11-May-19

Distance

1.85km

RS = Recent sale

UN = Undisclosed Sale

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