

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

3/10 McKay Court, Ringwood Vic 3134

Indicative selling price

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

Range between \$1,180,000

&

\$1,230,000

Median sale price

Median price \$905,000

Property Type Townhouse

Suburb Ringwood

Period - From 27/04/2022

to

26/04/2023

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	2/87 Wantirna Rd RINGWOOD 3134	\$1,165,000	26/02/2023
2	2/10 McKay Ct RINGWOOD 3134	\$1,116,500	23/02/2023
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:

27/04/2023 17:43

3/10 Mckay Court, Ringwood Vic 3134

**Jellis
Craig**

William Lyall

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Indicative Selling Price

\$1,180,000 - \$1,230,000

Median Townhouse Price

27/04/2022 - 26/04/2023: \$905,000



4 2 2

Property Type: Townhouse

Land Size: 322 sqm approx

Agent Comments

Comparable Properties



2/87 Wantirna Rd RINGWOOD 3134 (REI/VG)

Agent Comments

3 3 2

Price: \$1,165,000

Method: Private Sale

Date: 26/02/2023

Property Type: Townhouse (Res)

Land Size: 198 sqm approx



2/10 McKay Ct RINGWOOD 3134 (REI)

Agent Comments

4 3 2

Price: \$1,116,500

Method: Private Sale

Date: 23/02/2023

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 - Jellis Craig | P: 03 9870 6211 | F: 03 9870 6024



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