Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	3/10 Mckay Court, Ringwood Vic 3134
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$1,180,000	&	\$1,230,000
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Median sale price

Median price	\$905,000	Pro	perty 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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

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



Date of sale



William Lvall 9870 6211 0411 823 337 WilliamLyall@jelliscraig.com.au

Indicative Selling Price \$1,180,000 - \$1,230,000 **Median Townhouse Price** 27/04/2022 - 26/04/2023: \$905,000





Property Type: Townhouse Land Size: 322 sqm approx **Agent Comments**

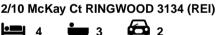
Comparable Properties



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

Price: \$1,165,000 Method: Private Sale Date: 26/02/2023

Property Type: Townhouse (Res) Land Size: 198 sqm approx



Price: \$1,116,500 Method: Private Sale Date: 23/02/2023

Property Type: Townhouse (Res)

Agent Comments

Agent Comments

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



