

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

1 Baron 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

&

\$855,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$855,050

Property type

House

Suburb

Ringwood

Period-from

01 Dec 2019

to

30 Nov 2020

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

9 Lauriston Court Ringwood VIC 3134	\$810,000	05-Aug-20
12 Kenwood Crescent Ringwood VIC 3134	\$817,500	11-Jul-20
7 Tortice Drive Ringwood North VIC 3134	\$850,000	29-Oct-20

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: 23 December 2020



9 Lauriston Court Ringwood VIC 3134

3 1 1

Sold Price **\$810,000** Sold Date **05-Aug-20**

Distance **1.7km**



12 Kenwood Crescent Ringwood VIC 3134

3 1 1

Sold Price **\$817,500** Sold Date **11-Jul-20**

Distance **0.38km**



7 Tortice Drive Ringwood North VIC 3134

3 1 2

Sold Price **\$850,000** Sold Date **29-Oct-20**

Distance **1.27km**

RS = Recent sale UN = Undisclosed Sale

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