

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 NORMAN 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

\$950,000

&

\$1,045,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,020,000

Property type

House

Suburb

Ringwood

Period-from

01 Jan 2024

to

31 Dec 2024

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 TERRIGAL CLOSE RINGWOOD NORTH VIC 3134	\$950,000	14-Dec-24
10 POWRIE COURT RINGWOOD NORTH VIC 3134	\$990,000	27-Nov-24
6 BARON COURT RINGWOOD VIC 3134	\$1,025,000	02-Sep-24

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.~~

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9 TERRIGAL CLOSE RINGWOOD NORTH VIC 3134

4 2 2

Sold Price ^{RS} **\$950,000** Sold Date **14-Dec-24**

Distance **1.18km**



10 POWRIE COURT RINGWOOD NORTH VIC 3134

4 2 1

Sold Price ^{RS} **\$990,000** Sold Date **27-Nov-24**

Distance **1.17km**



6 BARON COURT RINGWOOD VIC 3134

4 2 1

Sold Price ^{RS} **\$1,025,000** ^{UN} Sold Date **02-Sep-24**

Distance **1.45km**

RS = Recent sale **UN** = Undisclosed Sale

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