

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

1/1 Gordon Court, Ringwood Vic 3134

Indicative selling price

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

Range between \$980,000 & \$1,050,000

Median sale price

Median price \$677,500 Property Type Unit Suburb Ringwood

Period - From 01/10/2023 to 31/12/2023 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	37 Skyline PI HEATHMONT 3135	\$1,050,000	11/10/2023
2	1/16 Gresford Rd WANTIRNA 3152	\$1,029,000	21/10/2023
3	11 Mcdonough La VERMONT 3133	\$1,028,000	21/10/2023

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:

07/03/2024 10:58



4 2 2

Property Type: Townhouse (Res)

Land Size: 313 sqm approx

Agent Comments

Indicative Selling Price

\$980,000 - \$1,050,000

Median Unit Price

December quarter 2023: \$677,500

Comparable Properties



37 Skyline PI HEATHMONT 3135 (REI/VG)

Agent Comments

4 2 2

Price: \$1,050,000

Method: Private Sale

Date: 11/10/2023

Property Type: Townhouse (Single)

Land Size: 235 sqm approx



1/16 Gresford Rd WANTIRNA 3152 (REI/VG)

Agent Comments

4 2 2

Price: \$1,029,000

Method: Auction Sale

Date: 21/10/2023

Property Type: Townhouse (Res)

Land Size: 320 sqm approx



11 Mcdonough La VERMONT 3133 (REI/VG)

Agent Comments

4 2 2

Price: \$1,028,000

Method: Auction Sale

Date: 21/10/2023

Property Type: House (Res)

Land Size: 308 sqm approx

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