### 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

11 Clipper Court, Ringwood Vic 3134

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au	/underquot	ting		
Range betweer	\$800,000		&		\$880,000			
Median sale pr	rice							
Median price	\$997,000	Pro	operty Type	Hou	ISE		Suburb	Ringwood
Period - From	01/04/2023	to	31/03/2024		So	ource	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.

Add	dress of comparable property	Price	Date of sale
1	8 Adele Ct RINGWOOD 3134	\$895,000	26/02/2024
2	8 Carmen Ct RINGWOOD 3134	\$880,000	14/12/2023
3	2 Berkley Rd RINGWOOD 3134	\$800,000	21/11/2023

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:

21/05/2024 14:52



11 Clipper Court, Ringwood Vic 3134

# Harcourts

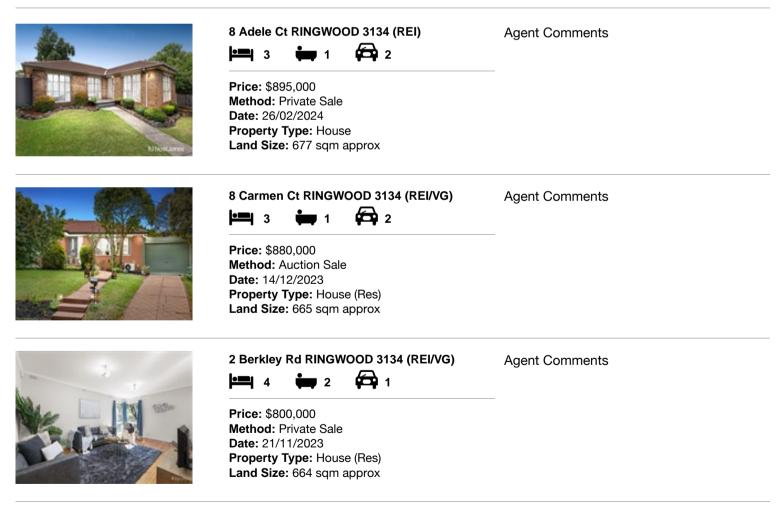




Property Type: House (Previously Occupied - Detached) Land Size: 682 sqm approx Agent Comments Nima Goharpey 03 9842 8000 0425 727 441 nima.goharpey@harcourts.com.au

Indicative Selling Price \$800,000 - \$880,000 Median House Price Year ending March 2024: \$997,000

## **Comparable Properties**



#### Account - Harcourts Manningham | P: 03 9842 8000



propertydata

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