

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between

\$800,000

&

\$880,000

### Median sale price

Median price

\$997,000

Property Type

House

Suburb

Ringwood

Period - From

01/04/2023

to

31/03/2024

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	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



**Property Type:** House (Previously Occupied - Detached)

**Land Size:** 682 sqm approx

Agent Comments

## Comparable Properties



**8 Adele Ct RINGWOOD 3134 (REI)**

Agent Comments



**Price:** \$895,000

**Method:** Private Sale

**Date:** 26/02/2024

**Property Type:** House

**Land Size:** 677 sqm approx



**8 Carmen Ct RINGWOOD 3134 (REI/VG)**

Agent Comments



**Price:** \$880,000

**Method:** Auction Sale

**Date:** 14/12/2023

**Property Type:** House (Res)

**Land Size:** 665 sqm approx



**2 Berkley Rd RINGWOOD 3134 (REI/VG)**

Agent Comments



**Price:** \$800,000

**Method:** Private Sale

**Date:** 21/11/2023

**Property Type:** House (Res)

**Land Size:** 664 sqm approx