

# 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

13 Ripley 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 \$1,150,000 & \$1,250,000

### Median sale price

Median price \$1,095,000 Property Type House Suburb Ringwood

Period - From 01/01/2024 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	37 Middlebrook Dr RINGWOOD NORTH 3134	\$1,240,000	25/05/2024
2	46 Oban Rd RINGWOOD 3134	\$1,230,000	04/05/2024
3	32 Major St RINGWOOD 3134	\$1,200,000	22/05/2024

**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:

11/06/2024 15:22



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**Property Type:** House  
**Land Size:** 647 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$1,150,000 - \$1,250,000  
**Median House Price**  
 March quarter 2024: \$1,095,000

## Comparable Properties



37 Middlebrook Dr RINGWOOD NORTH 3134 (REI) [Agent Comments](#)

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**Price:** \$1,240,000  
**Method:** Private Sale  
**Date:** 25/05/2024  
**Property Type:** House (Res)  
**Land Size:** 641 sqm approx



46 Oban Rd RINGWOOD 3134 (REI) [Agent Comments](#)

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**Price:** \$1,230,000  
**Method:** Auction Sale  
**Date:** 04/05/2024  
**Property Type:** House (Res)  
**Land Size:** 649 sqm approx



32 Major St RINGWOOD 3134 (REI) [Agent Comments](#)

 4   
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  3

**Price:** \$1,200,000  
**Method:** Sold Before Auction  
**Date:** 22/05/2024  
**Property Type:** House  
**Land Size:** 648 sqm approx

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