

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

27/7 TURNBULL 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

\$660,000

&

\$720,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,000

Property type

Unit

Suburb

Ringwood

Period-from

01 Oct 2022

to

30 Sep 2023

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

2/66 RINGWOOD STREET RINGWOOD VIC 3134	\$670,500	01-Aug-23
5/22-24 SHERBROOK AVENUE RINGWOOD VIC 3134	\$720,000	27-May-23
3/24 NELSON STREET RINGWOOD VIC 3134	\$705,000	01-Jul-23

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.~~

This Statement of Information was prepared on: 28 October 2023

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**2/66 RINGWOOD STREET
RINGWOOD VIC 3134**

 2  1  2

Sold Price **\$670,500** Sold Date **01-Aug-23**

Distance **0.43km**



**5/22-24 SHERBROOK AVENUE
RINGWOOD VIC 3134**

 2  1  1

Sold Price **\$720,000** Sold Date **27-May-23**

Distance **1.36km**



**3/24 NELSON STREET RINGWOOD
VIC 3134**

 2  1  1

Sold Price **\$705,000** Sold Date **01-Jul-23**

Distance **0.79km**

RS = Recent sale

UN = Undisclosed Sale

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