

# 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

3 Gibson 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 \$790,000 & \$850,000

### Median sale price

Median price \$1,005,000 Property Type House 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	33 Kendall St RINGWOOD 3134	\$960,000	08/11/2023
2	4 Norfolk Av RINGWOOD 3134	\$926,500	21/02/2024
3	9 Jarma Rd HEATHMONT 3135	\$762,000	09/12/2023

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:

01/03/2024 09:19



 3    1    1

**Rooms:** 5  
**Property Type:** House  
**Land Size:** 536 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$790,000 - \$850,000  
**Median House Price**  
December quarter 2023: \$1,005,000

## Comparable Properties



33 Kendall St RINGWOOD 3134 (REI)

Agent Comments

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**Price:** \$960,000  
**Method:** Private Sale  
**Date:** 08/11/2023  
**Property Type:** House (Res)  
**Land Size:** 539 sqm approx



4 Norfolk Av RINGWOOD 3134 (REI)

Agent Comments

 3    1    2

**Price:** \$926,500  
**Method:** Private Sale  
**Date:** 21/02/2024  
**Property Type:** House



9 Jarma Rd HEATHMONT 3135 (REI/VG)

Agent Comments

 3    1    2

**Price:** \$762,000  
**Method:** Auction Sale  
**Date:** 09/12/2023  
**Property Type:** House (Res)  
**Land Size:** 479 sqm approx

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