

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 WRIGHTS 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

\$790,000

&

\$860,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$997,000

Property type

House

Suburb

Ringwood

Period-from

01 Jun 2023

to

31 May 2024

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

3 GIBSON COURT RINGWOOD VIC 3134	\$880,000	30-Mar-24
47A FORD STREET RINGWOOD VIC 3134	\$890,000	13-Mar-24
4 NORFOLK AVENUE RINGWOOD VIC 3134	\$926,500	14-Feb-24

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: 24 June 2024



3 GIBSON COURT RINGWOOD VIC 3134

Sold Price

^{RS} **\$880,000**

Sold Date **30-Mar-24**

3 1 1

Distance **0.27km**



47A FORD STREET RINGWOOD VIC 3134

Sold Price

\$890,000

Sold Date **13-Mar-24**

3 1 2

Distance **1.25km**



4 NORFOLK AVENUE RINGWOOD VIC 3134

Sold Price

\$926,500

Sold Date **14-Feb-24**

3 1 1

Distance **0.18km**

RS = Recent sale

UN = Undisclosed Sale

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