

# 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 5 Hunter Court, Ringwood East Vic 3135

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$880,000 & \$950,000

### Median sale price

Median price \$1,100,000 Property Type House Suburb Ringwood East

Period - From 01/07/2023 to 30/09/2023 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	4 Lillis Ct RINGWOOD EAST 3135	\$987,000	21/06/2023
2	6 Heathwood St RINGWOOD EAST 3135	\$910,000	13/05/2023
3	59 Hume St RINGWOOD EAST 3135	\$895,000	01/07/2023

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: 23/10/2023 16:40



 3    2    1

**Property Type:** House  
**Land Size:** 864 sqm approx  
**Agent Comments**

**Indicative Selling Price**

\$880,000 - \$950,000

**Median House Price**

September quarter 2023: \$1,100,000

## Comparable Properties



**4 Lillis Ct RINGWOOD EAST 3135 (REI/VG)**

**Agent Comments**

 3    1    3

**Price:** \$987,000  
**Method:** Private Sale  
**Date:** 21/06/2023  
**Property Type:** House (Res)  
**Land Size:** 792 sqm approx



**6 Heathwood St RINGWOOD EAST 3135 (REI)**

**Agent Comments**

 3    1    1

**Price:** \$910,000  
**Method:** Private Sale  
**Date:** 13/05/2023  
**Property Type:** House (Res)  
**Land Size:** 932 sqm approx



**59 Hume St RINGWOOD EAST 3135 (REI/VG)**

**Agent Comments**

 3    1    2

**Price:** \$895,000  
**Method:** Auction Sale  
**Date:** 01/07/2023  
**Property Type:** House (Res)  
**Land Size:** 942 sqm approx