

## 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 MUIR 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$800,000

&

\$880,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$996,500

Property type

House

Suburb

Ringwood

Period-from

01 Apr 2023

to

31 Mar 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
24 CUTHBERT STREET HEATHMONT VIC 3135	\$870,000	24-Nov-23
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: 21 April 2024



**3 GIBSON COURT RINGWOOD VIC 3134**

Sold Price

<sup>RS</sup>

**\$880,000**

Sold Date

**30-Mar-24**

3

1

1

Distance

**0.28km**



**24 CUTHBERT STREET  
HEATHMONT VIC 3135**

Sold Price

**\$870,000**

Sold Date

**24-Nov-23**

3

1

2

Distance

**0.31km**



**4 NORFOLK AVENUE RINGWOOD  
VIC 3134**

Sold Price

**\$926,500**

Sold Date

**14-Feb-24**

3

1

1

Distance

**0.67km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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