

# 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 7 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 \$950,000 & \$1,000,000

### Median sale price

Median price \$1,095,000 Property Type House Suburb Ringwood

Period - From 01/01/2024 to 31/03/2024 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	66 Waterloo St HEATHMONT 3135	\$1,005,000	29/04/2024
2	33 Barkly St RINGWOOD 3134	\$982,000	21/12/2023
3	38 Heathmont Rd RINGWOOD 3134	\$980,000	26/03/2024

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: 18/06/2024 17:18



4 2 2

**Property Type:** House  
**Land Size:** 573 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$950,000 - \$1,000,000  
**Median House Price**  
March quarter 2024: \$1,095,000

## Comparable Properties



**66 Waterloo St HEATHMONT 3135 (REI)**

**Agent Comments**

4 2 -

**Price:** \$1,005,000  
**Method:** Private Sale  
**Date:** 29/04/2024  
**Property Type:** House  
**Land Size:** 648 sqm approx



**33 Barkly St RINGWOOD 3134 (REI/VG)**

**Agent Comments**

3 1 4

**Price:** \$982,000  
**Method:** Private Sale  
**Date:** 21/12/2023  
**Property Type:** House  
**Land Size:** 668 sqm approx



**38 Heathmont Rd RINGWOOD 3134 (REI)**

**Agent Comments**

3 2 1

**Price:** \$980,000  
**Method:** Expression of Interest  
**Date:** 26/03/2024  
**Property Type:** House (Res)  
**Land Size:** 600 sqm approx

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