Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 8 Clipper Court, Ringwood Vic 3134

Indicative selling price

For the meaning	of this price see	e cons	sumer.vic.go	ov.au/	/underquot	ing		
Range betweer	\$1,100,000		&		\$1,200,000			
Median sale p	rice							
Median price	\$1,095,000	Pro	operty Type	Hou	se		Suburb	Ringwood
Period - From	01/01/2024	to	31/03/2024		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	3 Lyric Ct WARRANWOOD 3134	\$1,173,000	23/02/2024
2	4 Gwenmay Ct RINGWOOD NORTH 3134	\$1,135,000	25/05/2024
3	6 Woodchurch CI RINGWOOD 3134	\$1,111,000	11/04/2024

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:

12/06/2024 15:35







Rooms: 5 Property Type: House Land Size: 675 sqm approx Agent Comments Indicative Selling Price \$1,100,000 - \$1,200,000 Median House Price March quarter 2024: \$1,095,000

Comparable Properties



3 Lyric Ct WARRANWOOD 3134 (REI/VG)



Price: \$1,173,000 Method: Private Sale Date: 23/02/2024 Property Type: House (Res) Land Size: 730 sqm approx



4 Gwenmay Ct RINGWOOD NORTH 3134 (REI) Agent Comments



Price: \$1,135,000 Method: Auction Sale Date: 25/05/2024 Property Type: House (Res) Land Size: 717 sqm approx



6 Woodchurch CI RINGWOOD 3134 (REI/VG) Agent Comments



Price: \$1,111,000 Method: Private Sale Date: 11/04/2024 Property Type: House Land Size: 790 sqm approx

Account - Barry Plant | P: 03 9722 7166 | F: 03 9722 7008



propertydata

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Agent Comments