

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

8 Ripley Court, Ringwood Vic 3134

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$1,080,000 & \$1,180,000

Median sale price

Median price \$1,005,000 Property Type House Suburb Ringwood

Period - From 01/10/2023 to 31/12/2023 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	2 Old Warrandyte Rd RINGWOOD NORTH 3134	\$1,275,000	05/03/2024
2	3 Lyric Ct WARRANWOOD 3134	\$1,173,000	23/02/2024
3	29 Strathfield Pde CROYDON 3136	\$1,137,000	02/03/2024

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:

03/04/2024 14:37



3 -

Property Type: House (Previously Occupied - Detached)
Land Size: 692 sqm approx
Agent Comments

Indicative Selling Price
\$1,080,000 - \$1,180,000
Median House Price
December quarter 2023: \$1,005,000

Comparable Properties



2 Old Warrandyte Rd RINGWOOD NORTH 3134 Agent Comments (REI)

4 2 2

Price: \$1,275,000
Method: Private Sale
Date: 05/03/2024
Property Type: House
Land Size: 400 sqm approx



3 Lyric Ct WARRANWOOD 3134 (REI)

Agent Comments

3 2 2

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



29 Strathfield Pde CROYDON 3136 (REI)

Agent Comments

4 2 2

Price: \$1,137,000
Method: Auction Sale
Date: 02/03/2024
Property Type: House (Res)
Land Size: 601 sqm approx