

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 9 Hunter Court, Ringwood East Vic 3135

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,047,500 Property Type House Suburb Ringwood East

Period - From 03/07/2023 to 02/07/2024 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	1 Buronga Av RINGWOOD EAST 3135	\$1,102,500	28/05/2024
2	13 Thomas St CROYDON SOUTH 3136	\$1,090,000	05/01/2024
3	33 Eastfield Rd RINGWOOD EAST 3135	\$1,070,000	27/06/2024

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: 03/07/2024 12:18



4 2 4

Rooms: 8
Property Type: House (Res)
Land Size: 863 sqm approx
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
03/07/2023 - 02/07/2024: \$1,047,500

Comparable Properties



1 Buronga Av RINGWOOD EAST 3135 (REI)

Agent Comments

4 2 3

Price: \$1,102,500
Method: Private Sale
Date: 28/05/2024
Property Type: House (Res)
Land Size: 775 sqm approx



13 Thomas St CROYDON SOUTH 3136 (REI/VG)

Agent Comments

4 2 4

Price: \$1,090,000
Method: Private Sale
Date: 05/01/2024
Property Type: House
Land Size: 866 sqm approx



33 Eastfield Rd RINGWOOD EAST 3135 (REI)

Agent Comments

4 2 2

Price: \$1,070,000
Method: Private Sale
Date: 27/06/2024
Property Type: House
Land Size: 842 sqm approx

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