

# 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 2/17 Gordon 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)

Single price \$809,000

### Median sale price

Median price \$945,000

Property Type House

Suburb Ringwood

Period - From 01/04/2020

to 31/03/2021

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	1/104 Great Ryrie St HEATHMONT 3135	\$898,000	31/12/2020
2	1/22-24 Marlborough Rd HEATHMONT 3135	\$838,000	27/03/2021
3	9a Surrey St RINGWOOD 3134	\$780,000	21/01/2021

**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:

26/04/2021 16:59



 3    2    2

**Property Type:** Townhouse (Res)

**Land Size:** 167 sqm approx

Agent Comments

**Indicative Selling Price**

\$809,000

**Median House Price**

Year ending March 2021: \$945,000

## Comparable Properties



**1/104 Great Ryrie St HEATHMONT 3135 (REI/VG)**

Agent Comments

 3    2    2

**Price:** \$898,000

**Method:** Private Sale

**Date:** 31/12/2020

**Rooms:** 5

**Property Type:** Townhouse (Res)



**1/22-24 Marlborough Rd HEATHMONT 3135 (REI)**

Agent Comments

 3    3    2

**Price:** \$838,000

**Method:** Auction Sale

**Date:** 27/03/2021

**Property Type:** Townhouse (Res)

**Land Size:** 398 sqm approx



**9a Surrey St RINGWOOD 3134 (REI)**

Agent Comments

 3    2    2

**Price:** \$780,000

**Method:** Private Sale

**Date:** 21/01/2021

**Rooms:** 6

**Property Type:** Townhouse (Single)

**Land Size:** 215 sqm approx