

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

1 Gibson Court Ringwood VIC 3134

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$795,000

&

\$864,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$780,000

Property type

House

Suburb

Ringwood

Period-from

01 Dec 2018

to

30 Nov 2019

Source

Corelogic

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

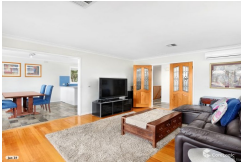
Date of sale

4 Gibson Court Ringwood VIC 3134	\$796,000	10-Jun-19
80 Heatherdale Road Mitcham VIC 3132	\$855,000	28-Sep-19
24 Cumberland Avenue Bayswater VIC 3153	\$800,000	19-Aug-19

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 6 months.~~

This Statement of Information was prepared on: 02 December 2019



4 Gibson Court Ringwood VIC 3134 Sold Price **\$796,000** Sold Date **10-Jun-19**

 4
  2
  2

Distance **0.06km**



80 Heatherdale Road Mitcham VIC 3132 Sold Price ^{RS} **\$855,000** Sold Date **28-Sep-19**

 5
  3
  1

Distance **1.43km**



24 Cumberland Avenue Bayswater VIC 3153 Sold Price **\$800,000** Sold Date **19-Aug-19**

 4
  3
  1

Distance **1.72km**

RS = Recent sale

UN = Undisclosed Sale

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