# 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 3/12 Gordon Court, Ringwood Vic 3134

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betwee	n \$1,070,000		&		\$1,170,000			
Median sale price								
Median price	\$885,000	Pro	operty Type	Том	nhouse		Suburb	Ringwood
Period - From	18/07/2024	to	17/07/2025		So	ource	Property	/ Data

### 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	231 Canterbury Rd HEATHMONT 3135	\$1,110,000	28/03/2025
2	11 Sussex St RINGWOOD 3134	\$1,065,000	10/02/2025
3	1/4 Surrey St RINGWOOD 3134	\$1,200,000	10/02/2025

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:

18/07/2025 13:08









**Property Type:** Agent Comments Indicative Selling Price \$1,070,000 - \$1,170,000 Median Townhouse Price 18/07/2024 - 17/07/2025: \$885,000

# **Comparable Properties**

231 Canterbury Rd HEATHMONT 3135 (VG) 3	Agent Comments
11 Sussex St RINGWOOD 3134 (REI/VG) 4  3  4  2 Price: \$1,065,000 Method: Private Sale Date: 10/02/2025 Property Type: Townhouse (Single) Land Size: 352 sqm approx	Agent Comments
1/4 Surrey St RINGWOOD 3134 (REI/VG)         1/4         4       1         6       2         Price: \$1,200,000         Method: Private Sale         Date: 10/02/2025         Property Type: Townhouse (Res)	Agent Comments

#### Account - McGrath Box Hill | P: 03 9889 8800



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