

# 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

6 Burnett 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)

Range between \$780,000 & \$820,000

### Median sale price

Median price \$920,000 Property Type House Suburb Ringwood

Period - From 01/01/2020 to 31/03/2020 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	20 Reumah Ct HEATHMONT 3135	\$860,000	29/02/2020
2	23 Eden Av HEATHMONT 3135	\$800,000	18/05/2020
3	2/20 Scenic Av RINGWOOD EAST 3135	\$776,000	29/02/2020

**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:

26/06/2020 14:42



**Property Type:** House (Previously Occupied - Detached)  
**Land Size:** 562 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$780,000 - \$820,000  
**Median House Price**  
March quarter 2020: \$920,000

## Comparable Properties



**20 Reumah Ct HEATHMONT 3135 (REI/VG)**

Agent Comments



**Price:** \$860,000  
**Method:** Auction Sale  
**Date:** 29/02/2020  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 539 sqm approx



**23 Eden Av HEATHMONT 3135 (REI)**

Agent Comments



**Price:** \$800,000  
**Method:** Private Sale  
**Date:** 18/05/2020  
**Rooms:** 4  
**Property Type:** House  
**Land Size:** 664 sqm approx



**2/20 Scenic Av RINGWOOD EAST 3135 (VG)**

Agent Comments



**Price:** \$776,000  
**Method:** Sale  
**Date:** 29/02/2020  
**Property Type:** Flat/Unit/Apartment (Res)