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 postcode	Including suburb and
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Indicative selling price

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

Range between \$685,000 & \$750,000	Range between	\$685,000	&	\$750,000
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Median sale price

Median price	\$1,100,000	Pro	perty Type	louse		Suburb	Ringwood East
Period - From	01/07/2024	to	30/09/2024	s	ource	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

Add	dress of comparable property	Price	Date of sale
1	78 Great Ryrie St HEATHMONT 3135	\$750,000	10/09/2024
2	1/4a Royal Av HEATHMONT 3135	\$695,000	28/08/2024
3	2/14 Fernwood Av RINGWOOD EAST 3135	\$718,000	30/05/2024

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	06/11/2024 15:50













Property Type:

Divorce/Estate/Family Transfers Land Size: 670 sqm approx **Agent Comments**

Indicative Selling Price \$685,000 - \$750,000 **Median House Price** September quarter 2024: \$1,100,000

Comparable Properties



78 Great Ryrie St HEATHMONT 3135 (REI)





Agent Comments

Price: \$750,000 Method: Private Sale Date: 10/09/2024

Property Type: House (Res) Land Size: 279 sqm approx



1/4a Royal Av HEATHMONT 3135 (REI)

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Price: \$695,000 Method: Private Sale Date: 28/08/2024 Property Type: Unit Land Size: 313 sqm approx Agent Comments

Agent Comments



2/14 Fernwood Av RINGWOOD EAST 3135

(REI/VG) **--** 2





Price: \$718.000 Method: Private Sale Date: 30/05/2024 Property Type: Unit

Land Size: 419 sqm approx

Account - Barry Plant | P: 03 9735 3300





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