

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

19a Canterbury Road, Ringwood East Vic 3135

Indicative selling price

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

Range between \$685,000 & \$750,000

Median sale price

Median price \$1,100,000 Property Type House Suburb Ringwood East

Period - From 01/07/2024 to 30/09/2024 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	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 comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

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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)

Agent Comments



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



2/14 Fernwood Av RINGWOOD EAST 3135 (REI/VG)

Agent Comments



Price: \$718,000
Method: Private Sale
Date: 30/05/2024
Property Type: Unit
Land Size: 419 sqm approx

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