Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property offered for sale

Address	22 Gracedale Avenue, Ringwood East Vic 3135
Including suburb and	
postcode	

Indicative selling price

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

Range between \$900,000	&	\$990,000
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Median sale price

Median price	\$980,000	Pro	perty Type H	louse		Suburb	Ringwood East
Period - From	01/04/2023	to	30/06/2023		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

Auc	areas or comparable property	1 1100	Date of Sale
1	15 Scenic Av RINGWOOD EAST 3135	\$1,137,000	23/09/2023
2	17 Fernwood Av RINGWOOD EAST 3135	\$975,000	10/04/2023
3	59 Hume St RINGWOOD EAST 3135	\$895,000	01/07/2023

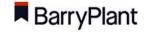
OR

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:	11/10/2023 09:37



Date of sale







Property Type: House Land Size: 858 sqm approx Agent Comments Indicative Selling Price \$900,000 - \$990,000 Median House Price June quarter 2023: \$980,000

Comparable Properties



15 Scenic Av RINGWOOD EAST 3135 (REI)

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Price: \$1,137,000 **Method:** Auction Sale **Date:** 23/09/2023

Property Type: House (Res) **Land Size:** 983 sqm approx

Agent Comments



17 Fernwood Av RINGWOOD EAST 3135

(REI/VG)





Price: \$975,000

Method: Private Sale Date: 10/04/2023 Property Type: House (Res)

Property Type: House (Res) **Land Size:** 907 sqm approx

Agent Comments



59 Hume St RINGWOOD EAST 3135 (REI/VG)

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Price: \$895,000 Method: Auction Sale Date: 01/07/2023

Property Type: House (Res) Land Size: 942 sqm approx **Agent Comments**

Account - Barry Plant | P: 03 9842 8888



