

# 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

22 Gracedale Avenue, Ringwood East Vic 3135

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$900,000 & \$990,000

### Median sale price

Median price \$980,000 Property Type House 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	Price	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



 3  2  2

**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)**

**Agent Comments**

 3  1  2

**Price:** \$1,137,000  
**Method:** Auction Sale  
**Date:** 23/09/2023  
**Property Type:** House (Res)  
**Land Size:** 983 sqm approx



**17 Fernwood Av RINGWOOD EAST 3135 (REI/VG)**

**Agent Comments**

 3  2  1

**Price:** \$975,000  
**Method:** Private Sale  
**Date:** 10/04/2023  
**Property Type:** House (Res)  
**Land Size:** 907 sqm approx



**59 Hume St RINGWOOD EAST 3135 (REI/VG)**

**Agent Comments**

 3  1  2

**Price:** \$895,000  
**Method:** Auction Sale  
**Date:** 01/07/2023  
**Property Type:** House (Res)  
**Land Size:** 942 sqm approx

**Account - Barry Plant | P: 03 9842 8888**