

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

12 Stanley Avenue, Ringwood East Vic 3135

Indicative selling price

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

Range between \$800,000 & \$880,000

Median sale price

Median price \$885,000 Property Type House Suburb Ringwood East

Period - From 01/01/2020 to 31/12/2020 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	40 Eastfield Rd RINGWOOD EAST 3135	\$815,000	10/12/2020
2	22 Velma Gr RINGWOOD EAST 3135	\$850,000	30/11/2020
3	63 Mullum Mullum Rd RINGWOOD 3134	\$888,000	06/01/2021

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:

01/04/2021 09:28



 3  1  1

Rooms: 5
Property Type: House
Land Size: 646 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$800,000 - \$880,000
Median House Price
Year ending December 2020: \$885,000

Comparable Properties



40 Eastfield Rd RINGWOOD EAST 3135 (REI) [Agent Comments](#)

 3  1  1

Price: \$815,000
Method: Auction Sale
Date: 10/12/2020
Property Type: House (Res)
Land Size: 845 sqm approx



22 Velma Gr RINGWOOD EAST 3135 (REI/VG) [Agent Comments](#)

 3  2  2

Price: \$850,000
Method: Private Sale
Date: 30/11/2020
Property Type: House
Land Size: 842 sqm approx



63 Mullum Mullum Rd RINGWOOD 3134 (REI) [Agent Comments](#)

 3  1  2

Price: \$888,000
Method: Private Sale
Date: 06/01/2021
Property Type: House
Land Size: 1225 sqm approx