# 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

#### 14 RUSSET ROAD RINGWOOD EAST VIC 3135

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price			or range betweer		\$1,050,000	&	\$1,150,000
Median sale price (*Delete house or unit as ap	plicable)						
Median Price	\$965,250	Prop	erty type		House	Suburb	Ringwood East
Period-from	01 Jul 2022	to	30 Jun 20	)23	Source		Corelogic

#### 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 6 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
17 ALEXANDRA ROAD RINGWOOD EAST VIC 3135	\$1,400,000	08-May-23
2 NORTHWOOD STREET RINGWOOD EAST VIC 3135	\$1,160,000	22-Apr-23
4 BRAEWOOD AVENUE RINGWOOD EAST VIC 3135	\$1,140,000	13-May-23

#### 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 6 months.

This Statement of Information was prepared on: 14 July 2023



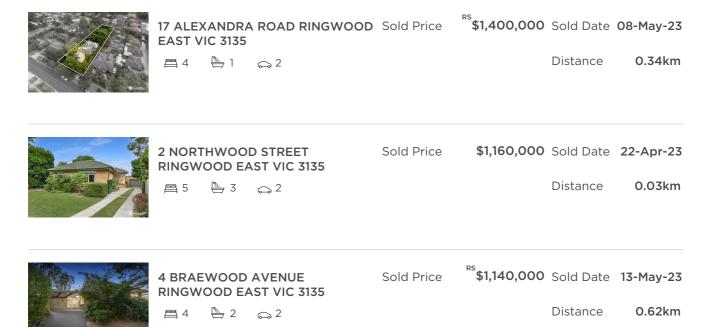
consumer.vic.gov.au

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RS = Recent sale UN = Undisclosed Sale

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