

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

21 Gracedale Avenue, Ringwood East Vic 3135

Indicative selling price

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

Range between \$1,200,000

&

\$1,320,000

Median sale price

Median price \$960,250

Property Type House

Suburb Ringwood East

Period - From 01/10/2022

to 31/12/2022

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	9 Finlayson St RINGWOOD EAST 3135	\$1,600,000	07/09/2022
2	12 Byways Dr RINGWOOD EAST 3135	\$1,120,000	03/10/2022
3			

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:

22/01/2023 16:57

21 Gracedale Avenue, Ringwood East Vic 3135



Darren Hill

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Indicative Selling Price

\$1,200,000 - \$1,320,000

Median House Price

December quarter 2022: \$960,250



Property Type:

Divorce/Estate/Family Transfers

Land Size: 995 sqm approx

Agent Comments

Comparable Properties



9 Finlayson St RINGWOOD EAST 3135 (REI)

Agent Comments



Price: \$1,600,000

Method: Private Sale

Date: 07/09/2022

Property Type: House

Land Size: 1577 sqm approx



12 Byways Dr RINGWOOD EAST 3135 (REI/VG)

Agent Comments



Price: \$1,120,000

Method: Private Sale

Date: 03/10/2022

Property Type: House

Land Size: 699 sqm approx

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.

Account - Hill Real Estate



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