

# 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

2 Odette Court, 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 \$980,000 & \$1,070,000

### Median sale price

Median price \$962,500 Property Type House Suburb Ringwood East

Period - From 01/04/2024 to 30/06/2024 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 | 30 Daisy St HEATHMONT 3135        | \$800,000   | 06/08/2024   |
| 2 | 25 Walhalla Dr RINGWOOD EAST 3135 | \$1,025,000 | 25/05/2024   |
| 3 | 52 Kempes St RINGWOOD EAST 3135   | \$885,000   | 16/05/2024   |

**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:

13/08/2024 13:02



 3    2    2

**Property Type:** House  
**Land Size:** 649 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$980,000 - \$1,070,000  
**Median House Price**  
June quarter 2024: \$962,500

## Comparable Properties



**30 Daisy St HEATHMONT 3135 (REI)**

[Agent Comments](#)

 3    1    -

**Price:** \$800,000  
**Method:** Private Sale  
**Date:** 06/08/2024  
**Property Type:** House  
**Land Size:** 670 sqm approx



**25 Walhalla Dr RINGWOOD EAST 3135 (REI/VG)**

[Agent Comments](#)

 3    2    1

**Price:** \$1,025,000  
**Method:** Auction Sale  
**Date:** 25/05/2024  
**Property Type:** House (Res)  
**Land Size:** 637 sqm approx



**52 Kemps St RINGWOOD EAST 3135 (REI/VG)** [Agent Comments](#)

 3    1    2

**Price:** \$885,000  
**Method:** Private Sale  
**Date:** 16/05/2024  
**Property Type:** House (Res)  
**Land Size:** 671 sqm approx

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