Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 2 Odette Court, Ringwood East Vic 3135

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$980,000		&		\$1,070,000				
Median sale price									
Median price	\$962,500	Pro	Property Type Ho		House		Suburb	Ringwood East	
Period - From	01/04/2024	to	30/06/2024		So	urce	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.

Ade	dress 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 Kemps 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.

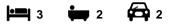
This Statement of Information was prepared on:

13/08/2024 13:02









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) 3 1 2 - Price: \$800,000 Method: Private Sale Date: 06/08/2024 Property Type: House Land Size: 670 sqm approx	Agent Comments
25 Walhalla Dr RINGWOOD EAST 3135 (REI/VG) → 3 → 2 → 1 Price: \$1,025,000 Method: Auction Sale Date: 25/05/2024 Property Type: House (Res) Land Size: 637 sqm approx	Agent Comments
52 Kemps St RINGWOOD EAST 3135 (REI/VG) 3 1 2 Price: \$885,000 Method: Private Sale Date: 16/05/2024 Property Type: House (Res) Land Size: 671 sqm approx	Agent Comments

Account - Barry Plant | P: 03 9842 8888



propertydata

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