

# 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

1/19 Gracedale Avenue, 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 \$695,000 & \$760,000

### Median sale price

Median price \$624,750 Property Type Unit Suburb Ringwood East

Period - From 13/04/2020 to 12/04/2021 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	1/134 Railway Av RINGWOOD EAST 3135	\$756,000	20/03/2021
2	2/3 Viviani Cr HEATHMONT 3135	\$745,000	09/12/2020
3	2/169-171 Canterbury Rd HEATHMONT 3135	\$691,000	11/02/2021

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:

13/04/2021 09:54



**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**

\$695,000 - \$760,000

**Median Unit Price**

13/04/2020 - 12/04/2021: \$624,750

## Comparable Properties

1/134 Railway Av RINGWOOD EAST 3135 (REI) Agent Comments



**Price:** \$756,000

**Method:** Auction Sale

**Date:** 20/03/2021

**Property Type:** Townhouse (Res)



2/3 Viviani Cr HEATHMONT 3135 (REI/VG) Agent Comments



**Price:** \$745,000

**Method:** Private Sale

**Date:** 09/12/2020

**Property Type:** House

**Land Size:** 298 sqm approx

2/169-171 Canterbury Rd HEATHMONT 3135 (VG)

Agent Comments



**Price:** \$691,000

**Method:** Sale

**Date:** 11/02/2021

**Property Type:** Flat/Unit/Apartment (Res)