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	25 Gracedale Avenue, Ringwood East Vic 3135
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$850,000	&	\$935,000

Median sale price

Median price	\$943,000	Pro	perty Type	House		Suburb	Ringwood East
Period - From	01/04/2022	to	31/03/2023		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

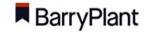
Add	dress of comparable property	Price	Date of sale
1	21a Grey St RINGWOOD EAST 3135	\$1,230,000	28/03/2023
2	27 Branch Rd BAYSWATER NORTH 3153	\$914,000	13/05/2023
3	3 Poulton CI HEATHMONT 3135	\$855,000	23/03/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	29/06/2023 10:26





Carl Payne 0397353300 0413589800 cpayne@barryplant.com.au

Indicative Selling Price \$850,000 - \$935,000 **Median House Price** Year ending March 2023: \$943,000

Land Size: 1359 sqm approx

Agent Comments

Property Type: House

Land value only. House not habitable. Property being sold as is. Factor in clean up costs when bidding.



Comparable Properties



21a Grey St RINGWOOD EAST 3135 (REI)

Price: \$1,230,000 Method: Private Sale Date: 28/03/2023 Property Type: Land

Land Size: 2100 sqm approx



Land only. Clean and clear site, two frontages, no house to be removed. sold at \$585 per sqm



27 Branch Rd BAYSWATER NORTH 3153 (REI) Agent Comments





Slightly smaller land, but home in much better condition

Price: \$914,000 Method: Auction Sale Date: 13/05/2023

Property Type: House (Res) Land Size: 1177 sqm approx



3 Poulton CI HEATHMONT 3135 (REI/VG)





Agent Comments

Smaller land, but plans & permits for 3

Price: \$855.000 Method: Private Sale Date: 23/03/2023

Property Type: House (Res) Land Size: 1045 sqm approx

Account - Barry Plant | P: 03 9735 3300



