

# 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

25 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 \$850,000 & \$935,000

### Median sale price

Median price \$943,000 Property 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	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 comparable properties 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



**Property Type:** House  
**Land Size:** 1359 sqm approx

**Agent Comments**

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

**Indicative Selling Price**

\$850,000 - \$935,000

**Median House Price**

Year ending March 2023: \$943,000



## 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

**Agent Comments**

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)**



**Price:** \$914,000  
**Method:** Auction Sale  
**Date:** 13/05/2023  
**Property Type:** House (Res)  
**Land Size:** 1177 sqm approx

**Agent Comments**

Slightly smaller land, but home in much better condition



**3 Poulton Ct HEATHMONT 3135 (REI/VG)**



**Price:** \$855,000  
**Method:** Private Sale  
**Date:** 23/03/2023  
**Property Type:** House (Res)  
**Land Size:** 1045 sqm approx

**Agent Comments**

Smaller land, but plans & permits for 3