## 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

10 Pinewood Avenue, Ringwood East Vic 3135

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$800,000		&		\$880,000				
Median sale price									
Median price	\$1,100,000	Pro	Property Type Hou		ISE		Suburb	Ringwood East	
Period - From	01/07/2024	to	30/09/2024		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.

Ad	dress of comparable property	Price	Date of sale
1	3 Teak Av RINGWOOD EAST 3135	\$830,000	21/09/2024
2	43 Heathmont Rd RINGWOOD 3134	\$885,000	03/09/2024
3	11 Gardenia St CROYDON SOUTH 3136	\$867,000	17/08/2024

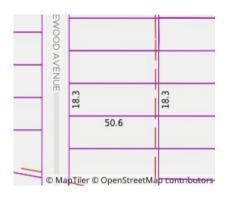
OR

**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:

22/10/2024 15:46







Property Type: House (Previously Occupied - Detached) Land Size: 925 sqm approx Agent Comments Indicative Selling Price \$800,000 - \$880,000 Median House Price September quarter 2024: \$1,100,000

# **Comparable Properties**

	3 Teak Av RINGWOOD EAST 3135 (REI) 3 1 2 Price: \$830,000 Method: Auction Sale Date: 21/09/2024 Property Type: House (Res) Land Size: 872 sqm approx	Agent Comments
837 som	43 Heathmont Rd RINGWOOD 3134 (REI) 3 1 1 1 Price: \$885,000 Method: Private Sale Date: 03/09/2024 Property Type: House (Res) Land Size: 834 sqm approx	Agent Comments
	11 Gardenia St CROYDON SOUTH 3136 (REI/VG) 3  2  6 Price: \$867,000 Method: Private Sale Date: 17/08/2024 Property Type: House Land Size: 902 sqm approx	Agent Comments

#### Account - Woodards | P: 0390563899





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