

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 between \$800,000 & \$880,000

Median sale price

Median price \$1,100,000 Property Type House Suburb Ringwood East

Period - From 01/07/2024 to 30/09/2024 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	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)

Agent Comments



Price: \$830,000
Method: Auction Sale
Date: 21/09/2024
Property Type: House (Res)
Land Size: 872 sqm approx



43 Heathmont Rd RINGWOOD 3134 (REI)

Agent Comments



Price: \$885,000
Method: Private Sale
Date: 03/09/2024
Property Type: House (Res)
Land Size: 834 sqm approx



11 Gardenia St CROYDON SOUTH 3136 (REI/VG)

Agent Comments



Price: \$867,000
Method: Private Sale
Date: 17/08/2024
Property Type: House
Land Size: 902 sqm approx

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