

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

1/76 Gracedale Avenue, Ringwood East Vic 3135

Indicative selling price

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

Single price

\$1,210,000

Median sale price

Median price

\$801,000

Property Type

Unit

Suburb

Ringwood East

Period - From

01/01/2022

to

31/03/2022

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	3/76 Gracedale Av, Ringwood East, Vic 3135, Australia	\$1,180,000	18/03/2022
2	20 Knaith Rd RINGWOOD EAST 3135	\$1,197,500	09/04/2022
3	1/7 Louis St HEATHMONT 3135	\$1,142,000	02/04/2022

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:

20/04/2022 11:25

1/76 Gracedale Avenue, Ringwood East Vic 3135



PhilipWebb

Simon Bismark

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Indicative Selling Price

\$1,210,000

Median Unit Price

March quarter 2022: \$801,000



Property Type:

Agent Comments

Comparable Properties

3/76 Gracedale Av, Ringwood East, Vic 3135, Australia (REI)

Agent Comments



Price: \$1,180,000

Method:

Date: 18/03/2022

Property Type: Townhouse (Single)



20 Knaith Rd RINGWOOD EAST 3135 (REI)

Agent Comments



Price: \$1,197,500

Method: Auction Sale

Date: 09/04/2022

Property Type: Townhouse (Res)

Land Size: 333 sqm approx



1/7 Louis St HEATHMONT 3135 (REI)

Agent Comments



Price: \$1,142,000

Method: Auction Sale

Date: 02/04/2022

Property Type: Townhouse (Res)

Land Size: 410 sqm approx

Account - Philip Webb



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