

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

1/16 Stanley Avenue, Ringwood East Vic 3135

Indicative selling price

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

Range between \$845,000 & \$895,000

Median sale price

Median price \$712,500 Property Type Unit Suburb Ringwood East

Period - From 01/07/2023 to 30/06/2024 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	1/9 Northwood St RINGWOOD EAST 3135	\$955,000	18/05/2024
2	3/1 Ford St RINGWOOD 3134	\$830,000	27/04/2024
3			

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: 16/08/2024 10:06

1/16 Stanley Avenue, Ringwood East Vic 3135



 2  1  1

Property Type: Unit
Land Size: 254 sqm approx
Agent Comments

Indicative Selling Price
\$845,000 - \$895,000
Median Unit Price
Year ending June 2024: \$712,500

Comparable Properties



1/9 Northwood St RINGWOOD EAST 3135 (REI/VG)

Agent Comments

 3  1  2

Price: \$955,000
Method: Auction Sale
Date: 18/05/2024
Property Type: Unit



3/1 Ford St RINGWOOD 3134 (REI/VG)

Agent Comments

 2  1  2

Price: \$830,000
Method: Auction Sale
Date: 27/04/2024
Property Type: Unit
Land Size: 283 sqm approx

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.

Account - Vogl & Walpole Estate Agents | P: 03 8580 6200



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