

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

38 Old Lilydale Road, Ringwood East Vic 3135

Indicative selling price

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

Range between \$945,000

&

\$995,000

Median sale price

Median price \$980,000

Property Type House

Suburb Ringwood East

Period - From 01/04/2023

to 30/06/2023

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	4 Lillis Ct RINGWOOD EAST 3135	\$987,000	21/06/2023
2	19a Old Lilydale Rd RINGWOOD EAST 3135	\$985,000	17/06/2023
3	29 Dublin Rd RINGWOOD EAST 3135	\$978,000	22/08/2023

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:

11/10/2023 09:30

38 Old Lilydale Road, Ringwood East Vic 3135



4 2

Property Type: House
Land Size: 416 sqm approx
Agent Comments

Indicative Selling Price
\$945,000 - \$995,000
Median House Price
June quarter 2023: \$980,000

Comparable Properties



4 Lillis Ct RINGWOOD EAST 3135 (REI)

Agent Comments

3 1 3

Price: \$987,000
Method: Private Sale
Date: 21/06/2023
Property Type: House (Res)
Land Size: 792 sqm approx



19a Old Lilydale Rd RINGWOOD EAST 3135 (REI/VG)

Agent Comments

4 2 2

Price: \$985,000
Method: Auction Sale
Date: 17/06/2023
Property Type: House (Res)



29 Dublin Rd RINGWOOD EAST 3135 (REI)

Agent Comments

4 2 2

Price: \$978,000
Method: Private Sale
Date: 22/08/2023
Property Type: House (Res)
Land Size: 664 sqm approx

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



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