

# 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

36a Carcoola Road, Ringwood East Vic 3135

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$700,000

### Median sale price

Median price

\$982,000

Property Type

House

Suburb

Ringwood East

Period - From

01/01/2023

to

31/03/2023

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	2/22 Lois St RINGWOOD EAST 3135	\$745,000	17/04/2023
2	1/75 Mt Dandenong Rd RINGWOOD EAST 3135	\$552,500	28/02/2023
3	1/7 Leonard St RINGWOOD 3134	\$515,000	01/04/2023

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:

09/05/2023 10:44



 2  1  2

**Property Type:** House (Res)

**Land Size:** 504 sqm approx

Agent Comments

**Indicative Selling Price**

\$700,000

**Median House Price**

March quarter 2023: \$982,000

## Comparable Properties



**2/22 Lois St RINGWOOD EAST 3135 (REI)**

Agent Comments

 2  1  1

**Price:** \$745,000

**Method:** Private Sale

**Date:** 17/04/2023

**Property Type:** Unit



**1/75 Mt Dandenong Rd RINGWOOD EAST 3135 (REI/VG)**

Agent Comments

 2  1  1

**Price:** \$552,500

**Method:** Auction Sale

**Date:** 28/02/2023

**Property Type:** Unit

**Land Size:** 327.23 sqm approx



**1/7 Leonard St RINGWOOD 3134 (REI)**

Agent Comments

 3  1  1

**Price:** \$515,000

**Method:** Auction Sale

**Date:** 01/04/2023

**Property Type:** House (Res)

**Land Size:** 311 sqm approx