Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

36a Carcoola Road, Ringwood East Vic 3135

Indicative selling price

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

Single price \$700,000

Median sale price

Median price	\$982,000	Pro	perty 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

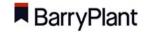
Add	dress of comparable property	Price	Date of sale
1	2/22 Lois St RINGWOOD EAST 3135	\$745,000	17/04/2023
2	1/75 Mt Dandenong Rd RINGWOOD EAST 3135	\$552,500	28/02/2023
3	1/7 Leonard St RINGWOOD 3134	\$515,000	01/04/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties 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













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)

2





Price: \$745,000 Method: Private Sale Date: 17/04/2023 Property Type: Unit **Agent Comments**



1/75 Mt Dandenong Rd RINGWOOD EAST

3135 (REI/VG)

•**—** 2





Price: \$552,500 Method: Auction Sale Date: 28/02/2023 Property Type: Unit

Land Size: 327.23 sqm approx

Agent Comments



1/7 Leonard St RINGWOOD 3134 (REI)

— 3





Price: \$515,000 Method: Auction Sale Date: 01/04/2023

Property Type: House (Res) Land Size: 311 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888



