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

10 Ian Avenue, Ringwood East Vic 3135

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	ו \$850,000		&		\$930,000					
Median sale price										
Median price	\$1,050,000	Pro	Property Type		House		Suburb	Ringwood East		
Period - From	01/01/2025	to	31/03/2025		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	4 Kinton Ct RINGWOOD 3134	\$912,500	05/04/2025
2	19 Bona St RINGWOOD EAST 3135	\$815,000	11/02/2025
3	43 Alexandra Rd RINGWOOD EAST 3135	\$920,000	08/10/2024

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.

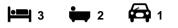
This Statement of Information was prepared on:

16/04/2025 15:53









Property Type: House **Land Size:** 646 sqm approx Agent Comments Indicative Selling Price \$850,000 - \$930,000 Median House Price March quarter 2025: \$1,050,000

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.

Comparable Properties

4 Kinton Ct RINGWOOD 3134 (REI) a i i 2 Price: \$912,500 Method: Auction Sale Date: 05/04/2025 Property Type: House (Res) Land Size: 658 sqm approx	Agent Comments
19 Bona St RINGWOOD EAST 3135 (REI/VG) 3 1 2 Price: \$815,000 Method: Sold Before Auction Date: 11/02/2025 Property Type: House (Res) Land Size: 729 sqm approx	Agent Comments
43 Alexandra Rd RINGWOOD EAST 3135 (REI/VG) ■ 3 2 3 3 Price: \$920,000 Method: Private Sale Date: 08/10/2024 Property Type: House Land Size: 698 sqm approx	Agent Comments

Account - Barry Plant | P: 03 9842 8888



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