

## 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 Velma Grove 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) (\*Delete single price or range as applicable)

Single Price

\$840,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$792,075

Property type

House

Suburb

Ringwood East

Period-from

01 Apr 2019

to

31 Mar 2020

Source

Corelogic

### 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 6 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

9 Velma Grove Ringwood East VIC 3135	\$885,000	26-Oct-19
1 Caramut Road Ringwood East VIC 3135	\$840,000	26-Dec-19
20 Glenwood Drive Croydon VIC 3136	\$810,000	31-Oct-19

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 6 months.~~

This Statement of Information was prepared on: 20 April 2020



**9 Velma Grove Ringwood East VIC 3135**

Sold Price

**\$885,000**

Sold Date

**26-Oct-19**

3

1

2

Distance

**0.31km**



**1 Caramut Road Ringwood East VIC 3135**

Sold Price

**\$840,000**

Sold Date

**26-Dec-19**

3

2

2

Distance

**0.4km**



**20 Glenwood Drive Croydon VIC 3136**

Sold Price

**\$810,000**

Sold Date

**31-Oct-19**

3

1

2

Distance

**0.74km**

RS = Recent sale

UN = Undisclosed Sale

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