

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

1/8 Braeside Avenue Ringwood East VIC 3135

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$630,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$706,000

Property type

Unit

Suburb

Ringwood East

Period-from

01 Feb 2021

to

31 Jan 2022

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

4/8 Sherwood Avenue Ringwood East VIC 3135	\$685,000	11-Jan-22
2/1 Mines Road Ringwood East VIC 3135	\$687,000	22-Dec-21
1/38 Pitt Street Ringwood VIC 3134	\$640,000	29-Nov-21

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: 03 February 2022



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**4/8 Sherwood Avenue Ringwood
East VIC 3135**

2 1 1

Sold Price

^{RS} **\$685,000**

Sold Date

11-Jan-22

Distance

0.58km



**2/1 Mines Road Ringwood East VIC
3135**

2 1 2

Sold Price

^{RS} **\$687,000**

Sold Date

22-Dec-21

Distance

0.65km

1/38 Pitt Street Ringwood VIC 3134

Sold Price

\$640,000

Sold Date

29-Nov-21

2 1 1

Distance

0.86km

RS = Recent sale

UN = Undisclosed Sale

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