

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

60 Sunbeam Avenue, Ringwood East Vic 3135

Indicative selling price

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

Range between

\$1,000,000

&

\$1,100,000

Median sale price

Median price

\$1,015,000

Property Type

House

Suburb

Ringwood East

Period - From

01/01/2024

to

31/12/2024

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	11 Tunbury CI RINGWOOD 3134	\$1,080,000	12/12/2024
2	24 Graeme Av RINGWOOD 3134	\$1,080,000	05/12/2024
3	12 Knaith Rd RINGWOOD EAST 3135	\$1,077,500	26/10/2024

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:

05/03/2025 11:21

60 Sunbeam Avenue, Ringwood East Vic 3135



4 2 2

Property Type: House (Res)
Land Size: 687 sqm approx
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
Year ending December 2024: \$1,015,000

Comparable Properties



11 Tunbury CI RINGWOOD 3134 (REI/VG)

Agent Comments

4 2 3

Price: \$1,080,000
Method: Private Sale
Date: 12/12/2024
Property Type: House (Res)
Land Size: 675 sqm approx



24 Graeme Av RINGWOOD 3134 (REI/VG)

Agent Comments

4 2 4

Price: \$1,080,000
Method: Private Sale
Date: 05/12/2024
Property Type: House
Land Size: 788 sqm approx



12 Knaith Rd RINGWOOD EAST 3135 (REI/VG)

Agent Comments

4 2 2

Price: \$1,077,500
Method: Auction Sale
Date: 26/10/2024
Property Type: House (Res)
Land Size: 761 sqm approx

Account - Vogl & Walpole Estate Agents | P: 03 8580 6200



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