

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

2 Rozelle Avenue, Ringwood East Vic 3135

Indicative selling price

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

Single price

\$890,000

Median sale price

Median price

\$1,100,000

Property Type

House

Suburb

Ringwood East

Period - From

01/07/2023

to

30/09/2023

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	Price	Date of sale
1	15 Bona St RINGWOOD EAST 3135	\$946,000	24/06/2023
2	10 Knaith Rd RINGWOOD EAST 3135	\$1,010,000	16/09/2023
3	21 Isabel Av RINGWOOD EAST 3135	\$870,000	02/11/2023

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:

11/12/2023 15:01



 3  1  1

Property Type: House (Res)

Land Size: 671 sqm approx

Agent Comments

Indicative Selling Price

\$890,000

Median House Price

September quarter 2023: \$1,100,000

Comparable Properties

15 Bona St RINGWOOD EAST 3135 (REI)

Agent Comments

 3  1  1

Price: \$946,000

Method:

Date: 24/06/2023

Property Type: House



10 Knaith Rd RINGWOOD EAST 3135 (REI)

Agent Comments

 3  1  1

Price: \$1,010,000

Method: Auction Sale

Date: 16/09/2023

Property Type: House (Res)

Land Size: 761 sqm approx



21 Isabel Av RINGWOOD EAST 3135 (REI)

Agent Comments

 3  1  2

Price: \$870,000

Method: Private Sale

Date: 02/11/2023

Property Type: House

Land Size: 562 sqm approx