## 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

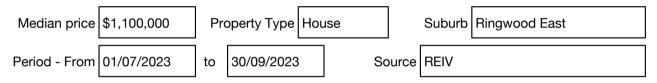
2 Rozelle Avenue, Ringwood East Vic 3135

## Indicative selling price

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For the meaning	ot this price see	consumer.vic.gov.au/	underauotina
i or the meaning		00115011101.010.900.00/	anaciquoting

Single price \$890,000

#### Median sale price



## 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









**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)



Price: \$946,000 Method: Date: 24/06/2023 Property Type: House Agent Comments

Agent Comments

10 Knaith Rd RINGWOOD EAST 3135 (REI)



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

Price: \$870,000 Method: Private Sale Date: 02/11/2023 Property Type: House Land Size: 562 sqm approx

#### Account - Barry Plant | P: 03 9842 8888



propertydata

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