

# 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

8 Eastfield Road, Ringwood East Vic 3135

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Single price \$999,900

### Median sale price

Median price \$1,045,000

Property Type House

Suburb Ringwood East

Period - From 21/07/2023

to 20/07/2024

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	33 Eastfield Rd RINGWOOD EAST 3135	\$1,070,000	27/06/2024
2	2 Russet Rd RINGWOOD EAST 3135	\$1,010,000	04/05/2024
3	12 Stanley Av RINGWOOD EAST 3135	\$980,000	22/03/2024

**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:

21/07/2024 13:30



3 1 2

**Property Type:** House  
**Land Size:** 767 sqm approx

**Agent Comments**

Planning permit approved to build one 2 storey home at the rear

**Indicative Selling Price**  
\$999,900

**Median House Price**  
21/07/2023 - 20/07/2024: \$1,045,000

## Comparable Properties



**33 Eastfield Rd RINGWOOD EAST 3135 (REI)**

**Agent Comments**

4 2 2

**Price:** \$1,070,000  
**Method:** Private Sale  
**Date:** 27/06/2024  
**Property Type:** House  
**Land Size:** 842 sqm approx



**2 Russet Rd RINGWOOD EAST 3135 (REI/VG)**

**Agent Comments**

3 1 1

**Price:** \$1,010,000  
**Method:** Auction Sale  
**Date:** 04/05/2024  
**Property Type:** House (Res)  
**Land Size:** 764 sqm approx



**12 Stanley Av RINGWOOD EAST 3135 (VG)**

**Agent Comments**

3 - -

**Price:** \$980,000  
**Method:** Sale  
**Date:** 22/03/2024  
**Property Type:** House (Res)  
**Land Size:** 650 sqm approx