

## 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

6/23 Braeside Avenue, Ringwood

**Indicative selling price**For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)Range Between 

\$849,000

**Median sale price**Median price 

\$850,000

Property type 

Townhouse

Suburb 

Ringwood

Period - From 

June 2023

to

Sept 2023

Source 

REIV

**Comparable property sales**

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. 2/2 Oliver Street, Ringwood	\$ 920,000	16/08/2023
2. 10 Mines Road, Ringwood East	\$ 1,070,000	7/09/2023
3. 19A Old Lilydale Road, Ringwood East	\$ 985,000	17/06/2023

This Statement of Information was prepared on: 

14/11/2023

## Comparable properties



**\$ 920,000**

2/2 Oliver Street, Ringwood, Victoria

DATE: 16/08/2023

PROPERTY TYPE: TOWNHOUSE

 4    3  
 2    sqm



**\$ 1,070,000**

10 Mines Road, Ringwood East, Victoria

DATE: 7/09/2023

PROPERTY TYPE: TOWNHOUSE

 4    3  
 2    sqm



**\$ 985,000**

19A Old Lilydale Road, Ringwood East, Victoria

DATE: 17/06/2023

PROPERTY TYPE: TOWNHOUSE

 4    3  
 2    sqm x

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## Our Difference



Average of only  
21 days on market



We pay your  
marketing fees



Highest price  
guarantee