

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

2/30 Sunbeam Avenue, Ringwood East Vic 3135

Indicative selling price

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

Single price \$979,950

Median sale price

Median price \$1,045,000 Property Type House Suburb Ringwood East

Period - From 23/07/2023 to 22/07/2024 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	2/22 Mines Rd RINGWOOD EAST 3135	\$990,000	25/05/2024
2	5/22 Unsworth Rd RINGWOOD NORTH 3134	\$980,000	12/07/2024
3	18A Everard Rd RINGWOOD EAST 3135	\$967,000	05/07/2024

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:

23/07/2024 22:37



Property Type:
Agent Comments

Indicative Selling Price
\$979,950

Median House Price
23/07/2023 - 22/07/2024: \$1,045,000

Comparable Properties



2/22 Mines Rd RINGWOOD EAST 3135 (REI)

Agent Comments



Price: \$990,000
Method: Auction Sale
Date: 25/05/2024
Property Type: Townhouse (Res)
Land Size: 188 sqm approx



5/22 Unsworth Rd RINGWOOD NORTH 3134 (REI)

Agent Comments



Price: \$980,000
Method: Private Sale
Date: 12/07/2024
Property Type: Townhouse (Single)



18A Everard Rd RINGWOOD EAST 3135 (REI)

Agent Comments



Price: \$967,000
Method: Private Sale
Date: 05/07/2024
Property Type: Townhouse (Single)

Account - Barry Plant | P: 03 9735 3300