

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

9 Stanley Avenue, Ringwood East Vic 3135

Indicative selling price

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

Range between

\$1,000,000

&

\$1,100,000

Median sale price

Median price

\$1,100,000

Property Type

House

Suburb

Ringwood East

Period - From

01/10/2021

to

31/12/2021

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	8 Northwood St RINGWOOD EAST 3135	\$1,055,000	26/11/2021
2	125 Dublin Rd RINGWOOD EAST 3135	\$1,060,000	30/10/2021
3	5 Shasta Av RINGWOOD EAST 3135	\$1,100,000	27/10/2021

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:

25/01/2022 12:15



Rooms: 7
Property Type: House
Land Size: 651 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
December quarter 2021: \$1,100,000

Comparable Properties



8 Northwood St RINGWOOD EAST 3135 (REI) [Agent Comments](#)



Price: \$1,055,000
Method: Sold Before Auction
Date: 26/11/2021
Rooms: 7
Property Type: House (Res)
Land Size: 537 sqm approx



125 Dublin Rd RINGWOOD EAST 3135 (REI) [Agent Comments](#)



Price: \$1,060,000
Method: Auction Sale
Date: 30/10/2021
Property Type: House (Res)
Land Size: 728 sqm approx



5 Shasta Av RINGWOOD EAST 3135 (REI/VG) [Agent Comments](#)



Price: \$1,100,000
Method: Sold Before Auction
Date: 27/10/2021
Property Type: House (Res)
Land Size: 688 sqm approx