

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

5/23 BRAESIDE AVENUE RINGWOOD VIC 3134

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$820,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$612,800

Property type

Unit

Suburb

Ringwood

Period-from

01 Aug 2023

to

31 Jul 2024

Source

Corelogic

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 6 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

3/23 BRAESIDE AVENUE RINGWOOD VIC 3134	\$825,000	31-Mar-23
6/23 BRAESIDE AVENUE RINGWOOD VIC 3134	\$849,000	10-Mar-24
4/323 MAROONDAH HIGHWAY RINGWOOD VIC 3134	\$790,000	30-May-24

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 6 months.

This Statement of Information was prepared on: 01 August 2024

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3/23 BRAESIDE AVENUE RINGWOOD VIC 3134

 4
  3
  2

Sold Price **\$825,000** Sold Date **31-Mar-23**

Distance **0.03km**



6/23 BRAESIDE AVENUE RINGWOOD VIC 3134

 4
  3
  2

Sold Price **\$849,000** Sold Date **10-Mar-24**

Distance **0.03km**



4/323 MAROONDAH HIGHWAY RINGWOOD VIC 3134

 3
  3
  2

Sold Price **\$790,000** Sold Date **30-May-24**

Distance **0.25km**

RS = Recent sale **UN** = Undisclosed Sale

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