

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

24 Carcoola Road, Ringwood East Vic 3135

Indicative selling price

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

Single price

\$1,200,000

Median sale price

Median price

\$1,135,000

Property Type

House

Suburb

Ringwood East

Period - From

01/01/2024

to

31/03/2024

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	18 Mines Rd RINGWOOD EAST 3135	\$1,350,000	27/10/2023
2	16 Oban Rd RINGWOOD 3134	\$1,230,000	12/02/2024
3	8 Julie Rd CROYDON 3136	\$1,030,000	03/02/2024

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:

18/06/2024 11:28



 3  1  1

Property Type: House
Land Size: 1130 sqm approx
Agent Comments

Indicative Selling Price
\$1,200,000
Median House Price
March quarter 2024: \$1,135,000

Comparable Properties

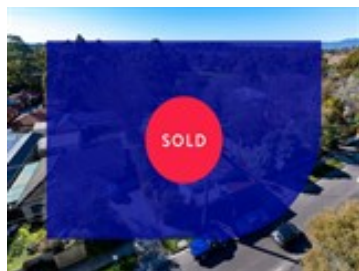


18 Mines Rd RINGWOOD EAST 3135 (REI)

Agent Comments

 4  2  2

Price: \$1,350,000
Method: Sold Before Auction
Date: 27/10/2023
Property Type: House (Res)
Land Size: 1215 sqm approx



16 Oban Rd RINGWOOD 3134 (REI)

Agent Comments

 3  1  -

Price: \$1,230,000
Method: Private Sale
Date: 12/02/2024
Property Type: House (Res)
Land Size: 1011 sqm approx



8 Julie Rd CROYDON 3136 (REI/VG)

Agent Comments

 3  1  2

Price: \$1,030,000
Method: Auction Sale
Date: 03/02/2024
Property Type: House (Res)
Land Size: 1013 sqm approx