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 | 13 Rozelle Avenue, Ringwood East Vic 3135 |
|---------------------------------------|---|
| pooloodo | |

Indicative selling price

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

| Range between | \$1,070,000 | & | \$1,150,000 |
|---------------|-------------|---|-------------|
| | | | _ |

Median sale price

| Median price \$990,000 | Property Type House | Suburb Ringwood East |
|--------------------------|---------------------|----------------------|
| Period - From 01/04/2025 | to 30/06/2025 So | ource 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 | 4 Smithdene Av RINGWOOD EAST 3135 | \$1,100,000 | 20/08/2025 |
| 2 | 13 Hender St RINGWOOD EAST 3135 | \$1,070,000 | 28/07/2025 |
| 3 | 35 Tagell Rd HEATHMONT 3135 | \$1,120,000 | 02/05/2025 |

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: | 19/09/2025 12:35 |







Property Type: residential Land Size: 865.23m2 sqm approx

Agent Comments

Indicative Selling Price \$1,070,000 - \$1,150,000 Median House Price June quarter 2025: \$990,000

Comparable Properties



4 Smithdene Av RINGWOOD EAST 3135 (REI/VG)

3



Agent Comments

Price: \$1,100,000 Method: Private Sale Date: 20/08/2025 Property Type: House Land Size: 860 sgm approx



13 Hender St RINGWOOD EAST 3135 (REI)

Price: \$1,070,000 Method: Private Sale Date: 28/07/2025 **Property Type:** House Land Size: 836 sqm approx

Agent Comments

35 Tagell Rd HEATHMONT 3135 (REI/VG)







Agent Comments

Price: \$1,120,000 Method: Private Sale Date: 02/05/2025 Property Type: House Land Size: 779 sqm approx

Account - Woodards | P: 0390563899





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