

## Statement of Information

Property offered for sale

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Including s	Address uburb and postcode	5/23 Braeside Avenue, Ringwood						
Indicative selling price								
For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)								
Single price \$849,000								
Median sale price								
Median price	price \$658,000		Property type	Townhouse		Suburb	Ringwood	
Period - From	July 2025	to	Sept 2025	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.								
	•	• .	resentative reaso of the property fo	•			three compa	arable properties
			This Statement of	of Informat	ion was prepa	red on: 2	8/10/2025	

