

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

1/3 Wood Street, Ringwood East Vic 3135

Indicative selling price

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

Range between

\$730,000

&

\$770,000

Median sale price

Median price

\$1,100,000

Property Type

House

Suburb

Ringwood East

Period - From

01/07/2023

to

30/09/2023

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	1/3 Belle Vue Av RINGWOOD 3134	\$760,000	05/09/2023
2	1/61 Mt Dandenong Rd RINGWOOD EAST 3135	\$746,000	25/10/2023
3			

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:

06/11/2023 16:24

1/3 Wood Street, Ringwood East Vic 3135

**Jellis
Craig**

Jacob McGlinchey
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Indicative Selling Price

\$730,000 - \$770,000

Median House Price

September quarter 2023: \$1,100,000



 3  1  2

Property Type: House (Res)

Land Size: 380 sqm approx

Agent Comments

Comparable Properties



1/3 Belle Vue Av RINGWOOD 3134 (REI)

Agent Comments

 3  1  1

Price: \$760,000

Method: Private Sale

Date: 05/09/2023

Property Type: House

Land Size: 379 sqm approx



1/61 Mt Dandenong Rd RINGWOOD EAST
3135 (REI)

Agent Comments

 3  1  2

Price: \$746,000

Method: Auction Sale

Date: 25/10/2023

Property Type: House

Land Size: 341 sqm approx

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.

Account - Jellis Craig | P: 03 9870 6211 | F: 03 9870 6024



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