

# 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

1/30 Sunbeam Avenue, Ringwood East Vic 3135

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,000,000 & \$1,100,000

### 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	7/160 Warrandyte Rd RINGWOOD NORTH 3134	\$1,100,000	05/05/2024
2	1/11 Victoria St RINGWOOD EAST 3135	\$1,080,000	31/01/2024
3	1b Evon Av RINGWOOD EAST 3135	\$1,060,000	09/12/2023

**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:

04/06/2024 12:45



Property Type:  
Agent Comments

**Indicative Selling Price**  
\$1,000,000 - \$1,100,000  
**Median House Price**  
March quarter 2024: \$1,135,000

## Comparable Properties



7/160 Warrandyte Rd RINGWOOD NORTH 3134 Agent Comments (REI)



Price: \$1,100,000  
Method: Private Sale  
Date: 05/05/2024  
Property Type: House (Res)  
Land Size: 236 sqm approx



1/11 Victoria St RINGWOOD EAST 3135 Agent Comments (REI/VG)



Price: \$1,080,000  
Method: Private Sale  
Date: 31/01/2024  
Property Type: Townhouse (Single)  
Land Size: 270 sqm approx



1b Evon Av RINGWOOD EAST 3135 (REI/VG) Agent Comments



Price: \$1,060,000  
Method: Private Sale  
Date: 09/12/2023  
Property Type: House  
Land Size: 331 sqm approx