

# 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

1/7 Braeside 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 \$560,000 & \$615,000

### Median sale price

Median price \$700,000 Property Type Unit Suburb Ringwood East

Period - From 01/10/2022 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	3/2 Freeman St RINGWOOD EAST 3135	\$625,000	22/09/2023
2	2/65 Patterson St RINGWOOD EAST 3135	\$580,000	15/09/2023
3	4/63 Patterson St RINGWOOD EAST 3135	\$545,000	14/10/2023

**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:

23/11/2023 11:52

1/7 Braeside Avenue, Ringwood East Vic 3135

**Jellis  
Craig**

Joseph Corsi

9870 6211

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**Indicative Selling Price**

\$560,000 - \$615,000

**Median Unit Price**

Year ending September 2023: \$700,000



 2    1    1

**Property Type:** Unit

Agent Comments

## Comparable Properties



**3/2 Freeman St RINGWOOD EAST 3135  
(REI/VG)**

Agent Comments

 2    1    1

**Price:** \$625,000

**Method:** Private Sale

**Date:** 22/09/2023

**Property Type:** Unit

**Land Size:** 146 sqm approx



**2/65 Patterson St RINGWOOD EAST 3135  
(REI/VG)**

Agent Comments

 2    1    2

**Price:** \$580,000

**Method:** Private Sale

**Date:** 15/09/2023

**Property Type:** Unit



**4/63 Patterson St RINGWOOD EAST 3135 (REI)** Agent Comments

 2    1    1

**Price:** \$545,000

**Method:** Auction Sale

**Date:** 14/10/2023

**Property Type:** Unit

**Land Size:** 187 sqm approx

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



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