

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 Ambrie Avenue, Ringwood Vic 3134

Indicative selling price

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

Range between \$760,000 & \$820,000

Median sale price

Median price \$990,450 Property Type House Suburb Ringwood

Period - From 14/07/2022 to 13/07/2023 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	4 Sunbeam Av RINGWOOD EAST 3135	\$800,000	17/06/2023
2	3 Grayling Cr CROYDON 3136	\$798,000	15/05/2023
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: 14/07/2023 10:27



Property Type: House (Previously Occupied - Detached)

Land Size: 652 sqm approx

Agent Comments

Comparable Properties



4 Sunbeam Av RINGWOOD EAST 3135 (REI)

Agent Comments



Price: \$800,000

Method: Auction Sale

Date: 17/06/2023

Property Type: House (Res)

Land Size: 334 sqm approx



3 Grayling Cr CROYDON 3136 (REI)

Agent Comments



Price: \$798,000

Method: Private Sale

Date: 15/05/2023

Property Type: House (Res)

Land Size: 730 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.