

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 Belle Vue Avenue, Ringwood Vic 3134

Indicative selling price

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

Range between \$880,000 & \$950,000

Median sale price

Median price \$1,095,000 Property Type House Suburb Ringwood

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	9 Illoura Av RINGWOOD EAST 3135	\$950,000	01/02/2024
2	8 Vale St HEATHMONT 3135	\$900,000	13/04/2024
3	3 Gibson Ct RINGWOOD 3134	\$880,000	30/03/2024

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:

08/07/2024 11:34



3 1 0

Rooms: 5
Property Type: House (Res)
Land Size: 558 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$880,000 - \$950,000
Median House Price
March quarter 2024: \$1,095,000

Comparable Properties



9 Illoura Av RINGWOOD EAST 3135 (REI/VG) [Agent Comments](#)

3 1 1

Price: \$950,000
Method: Private Sale
Date: 01/02/2024
Property Type: House
Land Size: 680 sqm approx



8 Vale St HEATHMONT 3135 (REI/VG) [Agent Comments](#)

3 1 3

Price: \$900,000
Method: Auction Sale
Date: 13/04/2024
Property Type: House (Res)
Land Size: 631 sqm approx



3 Gibson Ct RINGWOOD 3134 (REI) [Agent Comments](#)

3 1 1

Price: \$880,000
Method: Auction Sale
Date: 30/03/2024
Property Type: House (Res)
Land Size: 537 sqm approx

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