

# 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 Buronga 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 \$1,050,000 & \$1,150,000

### 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 Coolooli Ct RINGWOOD EAST 3135	\$1,180,000	12/12/2023
2	23 Fernwood Av RINGWOOD EAST 3135	\$1,130,000	16/02/2024
3	15 Railway Av RINGWOOD EAST 3135	\$1,045,000	22/03/2024

**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:

13/05/2024 10:54

1 Buronga Avenue, Ringwood East Vic 3135

**Jellis  
Craig**

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**Indicative Selling Price**

\$1,050,000 - \$1,150,000

**Median House Price**

March quarter 2024: \$1,135,000



 4  2  3

**Property Type:** House

**Land Size:** 775 sqm approx

Agent Comments

## Comparable Properties



**7 Coolooli Ct RINGWOOD EAST 3135 (REI/VG)** Agent Comments

 4  2  2

**Price:** \$1,180,000

**Method:** Private Sale

**Date:** 12/12/2023

**Property Type:** House

**Land Size:** 656 sqm approx



**23 Fernwood Av RINGWOOD EAST 3135 (REI/VG)** Agent Comments

 4  2  2

**Price:** \$1,130,000

**Method:** Sold Before Auction

**Date:** 16/02/2024

**Property Type:** House (Res)

**Land Size:** 640 sqm approx



**15 Railway Av RINGWOOD EAST 3135 (REI/VG)** Agent Comments

 4  2  2

**Price:** \$1,045,000

**Method:** Sold Before Auction

**Date:** 22/03/2024

**Property Type:** House (Res)

**Land Size:** 740 sqm approx

Account - Jellis Craig | P: 03 9870 6211



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