

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

10 FLORA STREET RINGWOOD EAST VIC 3135

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$800,000

&

\$880,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$965,250

Property type

House

Suburb

Ringwood East

Period-from

01 Nov 2022

to

31 Oct 2023

Source

Corelogic

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 6 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

73 HEATHMONT ROAD HEATHMONT VIC 3135	\$848,350	18-Aug-23
61 SUNBEAM AVENUE RINGWOOD EAST VIC 3135	\$875,000	16-Sep-23
11 DRESDEN AVENUE HEATHMONT VIC 3135	\$872,500	08-Aug-23

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 6 months.~~

This Statement of Information was prepared on: 20 November 2023

**73 HEATHMONT ROAD
HEATHMONT VIC 3135**

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Sold Price **\$848,350** Sold Date **18-Aug-23**Distance **1.69km****61 SUNBEAM AVENUE RINGWOOD
EAST VIC 3135**

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Sold Price **\$875,000** Sold Date **16-Sep-23**Distance **1.7km****11 DRESDEN AVENUE HEATHMONT
VIC 3135**

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Sold Price **\$872,500** Sold Date **08-Aug-23**Distance **1.96km**

RS = Recent sale UN = Undisclosed Sale

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