

# 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 Knaith Road, 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 \$900,000 & \$990,000

### Median sale price

Median price \$980,000 Property Type House Suburb Ringwood East

Period - From 01/04/2023 to 30/06/2023 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 | 354 Maroondah Hwy RINGWOOD 3134       | \$965,000 | 25/07/2023   |
| 2 | 7 Velma Gr RINGWOOD EAST 3135         | \$936,599 | 16/06/2023   |
| 3 | 42 Old Lilydale Rd RINGWOOD EAST 3135 | \$905,000 | 28/07/2023   |

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:

23/08/2023 10:00



**Property Type:** House

**Land Size:** 761 sqm approx

Agent Comments

## Comparable Properties



**354 Maroondah Hwy RINGWOOD 3134 (REI)**

Agent Comments



**Price:** \$965,000

**Method:** Private Sale

**Date:** 25/07/2023

**Property Type:** House

**Land Size:** 871 sqm approx



**7 Velma Gr RINGWOOD EAST 3135 (REI)**

Agent Comments



**Price:** \$936,599

**Method:** Private Sale

**Date:** 16/06/2023

**Property Type:** House

**Land Size:** 851 sqm approx



**42 Old Lilydale Rd RINGWOOD EAST 3135 (REI)**

Agent Comments



**Price:** \$905,000

**Method:** Sold Before Auction

**Date:** 28/07/2023

**Property Type:** House (Res)

**Land Size:** 885 sqm approx