

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 Lynwood Avenue, Ringwood East Vic 3135

Indicative selling price

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

Range between \$1,250,000 & \$1,350,000

Median sale price

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

Period - From 01/01/2023 to 31/12/2023 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	12 Ruthven Way RINGWOOD EAST 3135	\$1,315,000	31/10/2023
2	144 Railway Av RINGWOOD EAST 3135	\$1,200,000	06/12/2023
3	7 Coolooli Ct RINGWOOD EAST 3135	\$1,180,000	12/12/2023

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:

29/01/2024 16:59



4 2 3

Property Type: House

Land Size: 996 sqm approx

[Agent Comments](#)

Comparable Properties



12 Ruthven Way RINGWOOD EAST 3135 (REI) [Agent Comments](#)

3 2 2

Price: \$1,315,000

Method: Private Sale

Date: 31/10/2023

Property Type: House (Res)

Land Size: 1459 sqm approx



144 Railway Av RINGWOOD EAST 3135 (REI) [Agent Comments](#)

4 2 4

Price: \$1,200,000

Method: Private Sale

Date: 06/12/2023

Property Type: House

Land Size: 708 sqm approx



7 Coolooli Ct RINGWOOD EAST 3135 (REI) [Agent Comments](#)

4 2 2

Price: \$1,180,000

Method: Private Sale

Date: 12/12/2023

Property Type: House

Land Size: 656 sqm approx