

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 SUNBEAM AVENUE, RINGWOOD EAST VIC 3135

Indicative selling price

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

Price Range: \$1,050,000 to \$1,150,000

Median sale price

Median price \$1,005,000 Property type *House* Suburb RINGWOOD EAST

Period - From 01/04/2023 to 31/03/2024 Source



Comparable property sales

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) 6 LEONARD ST, RINGWOOD VIC 3134	\$1,155,000	29/05/2024
2) 25 WALHALLA DR, RINGWOOD EAST 3135	\$1,025,000	25/05/2024
3) 10 DICKSON CRES, RINGWOOD NORTH 3134	\$1,100,000	23/04/2024

This Statement of Information was prepared on: 05/06/2024