# 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

11 Lynwood Avenue, Ringwood East Vic 3135

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	en \$1,000,000		&		\$1,050,000				
Median sale price									
Median price	\$1,050,000	Pro	operty Type	Hou	se		Suburb	Ringwood East	
Period - From	01/01/2025	to	31/03/2025		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	6 Rawson Ct RINGWOOD EAST 3135	\$1,050,000	26/12/2024
2	186 Bedford Rd HEATHMONT 3135	\$1,045,000	26/12/2024
3	32 Danielle Cr HEATHMONT 3135	\$1,000,000	02/12/2024

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:

19/05/2025 15:16







Property Type: House Land Size: 908 sqm approx Agent Comments Indicative Selling Price \$1,000,000 - \$1,050,000 Median House Price March quarter 2025: \$1,050,000

# **Comparable Properties**

6 Rawson Ct RINGWOOD EAST 3135 (REI/VG) 3 1 2 2 Price: \$1,050,000 Method: Private Sale Date: 26/12/2024 Property Type: House Land Size: 709 sqm approx	Agent Comments
186 Bedford Rd HEATHMONT 3135 (REI/VG)     Image: Barbon Structure     3   Image: Barbon Structure     9   Image: Barbon Structure     9   Image: Barbon Structure     10   Image: Barbon Structure     10   Image: Barbon Structure     11   Image: Barbon Structure     12   Image: Barbon Structure     13   Image: Barbon Structure     14   Image: Barbon Structure     15   Image: Barbon Structure     16   Image: Barbon Structure     16   Image: Barbon Structure     17   Image: Barbon Structure     18   Image: Barbon Structure     19   Image: Barbon Structure     10   Image: Barbon Structure <t< td=""><td>Agent Comments</td></t<>	Agent Comments
32 Danielle Cr HEATHMONT 3135 (REI/VG) 4 2 2 2 Price: \$1,000,000 Method: Private Sale Date: 02/12/2024 Property Type: House Land Size: 767 sqm approx	Agent Comments

#### Account - Barry Plant | P: 03 9722 7166 | F: 03 9722 7008



The State of Victoria owns the copyright in the property sales data and reproduction of that data in any way without the consent of the State of Victoria will constitute a breach of the Copyright Act 1968 (Cth). The State of Victoria does not warrant the accuracy or completeness of the licensed material and any person using or relying upon such information does so on the basis that the State of Victoria accepts no responsibility or liability whatsoever for any errors, faults, defects or omissions in the information supplied. This information is supplied by Property Data Pty Ltd on behalf of the Real Estate Institute of Victoria. The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.