

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

12 LUCANIA CLOSE 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

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$988,000

Property type

House

Suburb

Ringwood East

Period-from

01 Jun 2024

to

31 May 2025

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

29 HEATHWOOD STREET RINGWOOD EAST VIC 3135	\$1,100,000	08-Apr-25
3 WALHALLA DRIVE RINGWOOD EAST VIC 3135	\$1,100,000	19-Oct-24
12 KNAITH ROAD RINGWOOD EAST VIC 3135	\$1,077,500	26-Oct-24

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: 03 June 2025



**29 HEATHWOOD STREET
RINGWOOD EAST VIC 3135**

 3  2  2

Sold Price ^{RS} **\$1,100,000** Sold Date **08-Apr-25**

Distance **0.74km**



**3 WALHALLA DRIVE RINGWOOD
EAST VIC 3135**

 6  2  2

Sold Price **\$1,100,000** Sold Date **19-Oct-24**

Distance **1.07km**



**12 KNAITH ROAD RINGWOOD
EAST VIC 3135**

 4  2  2

Sold Price **\$1,077,500** Sold Date **26-Oct-24**

Distance **1.71km**

RS = Recent sale

UN = Undisclosed Sale

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