

## 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

14 RUSSET 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,050,000

&

\$1,150,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$965,250

Property type

House

Suburb

Ringwood East

Period-from

01 Jul 2022

to

30 Jun 2023

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

17 ALEXANDRA ROAD RINGWOOD EAST VIC 3135	\$1,400,000	08-May-23
2 NORTHWOOD STREET RINGWOOD EAST VIC 3135	\$1,160,000	22-Apr-23
4 BRAEWOOD AVENUE RINGWOOD EAST VIC 3135	\$1,140,000	13-May-23

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: 14 July 2023



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17 ALEXANDRA ROAD RINGWOOD EAST VIC 3135 Sold Price <sup>RS</sup> \$1,400,000 Sold Date 08-May-23

4 beds 1 bath 2 cars

Distance 0.34km



2 NORTHWOOD STREET RINGWOOD EAST VIC 3135 Sold Price \$1,160,000 Sold Date 22-Apr-23

5 beds 3 baths 2 cars

Distance 0.03km



4 BRAEWOOD AVENUE RINGWOOD EAST VIC 3135 Sold Price <sup>RS</sup> \$1,140,000 Sold Date 13-May-23

4 beds 2 baths 2 cars

Distance 0.62km

RS = Recent sale

UN = Undisclosed Sale

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