

# 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

15A Braeside Avenue, 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)

Range between \$1,200,000 & \$1,300,000

### 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	19 Mt Dandenong Rd RINGWOOD EAST 3135	\$1,365,000	14/10/2023
2	79 Gracedale Av RINGWOOD EAST 3135	\$1,250,000	23/09/2023
3	26 Kendall St RINGWOOD 3134	\$1,220,000	27/10/2023

**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:

16/01/2024 15:52



**Property Type:** House

**Land Size:** 677 sqm approx

Agent Comments

## Comparable Properties



**19 Mt Dandenong Rd RINGWOOD EAST 3135 (REI)** Agent Comments



**Price:** \$1,365,000

**Method:** Auction Sale

**Date:** 14/10/2023

**Property Type:** House (Res)

**Land Size:** 963 sqm approx



**79 Gracedale Av RINGWOOD EAST 3135 (REI)** Agent Comments



**Price:** \$1,250,000

**Method:** Auction Sale

**Date:** 23/09/2023

**Property Type:** House (Res)

**Land Size:** 1048 sqm approx



**26 Kendall St RINGWOOD 3134 (REI/VG)** Agent Comments



**Price:** \$1,220,000

**Method:** Sold Before Auction

**Date:** 27/10/2023

**Property Type:** House (Res)

**Land Size:** 591 sqm approx