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	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$1,200,000		&		\$1,300,000			
Median sale p	rice							
Median price	\$1,000,000	Pro	operty Type	Hou	se		Suburb	Ringwood East
Period - From	01/01/2023	to	31/12/2023		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.

Ade	dress 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





Erin McDougall





Property Type: House **Land Size:** 677 sqm approx Agent Comments 9870 6211 0439 004 696 erinmcdougall@jelliscraig.com.au Indicative Selling Price

\$1,200,000 - \$1,300,000 Median House Price Year ending December 2023: \$1,000,000

Comparable Properties





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



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

Account - Jellis Craig | P: 03 9870 6211 | F: 03 9870 6024



property data

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