## 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

19 Highton Street, Ringwood East Vic 3135

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$750,000		&		\$800,000				
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	2/4 Oliver St RINGWOOD 3134	\$810,000	21/12/2023
2	30 Thomas St CROYDON SOUTH 3136	\$792,000	13/12/2023
3	61 Mt Dandenong Rd RINGWOOD EAST 3135	\$746,000	25/10/2023

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.

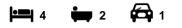
This Statement of Information was prepared on:

18/03/2024 16:42









**Property Type:** House Land Size: 426 sqm approx Agent Comments Jacob McGlinchey 9870 6211 0433 224 117 jacobmcglinchey@jelliscraig.com.au

Indicative Selling Price \$750,000 - \$800,000 Median House Price Year ending December 2023: \$1,000,000

# **Comparable Properties**



2/4 Oliver St RINGWOOD 3134 (REI/VG)



Price: \$810,000 Method: Private Sale Date: 21/12/2023 Property Type: Unit Agent Comments



30 Thomas St CROYDON SOUTH 3136 (VG)

Agent Comments



Price: \$792,000 Method: Sale Date: 13/12/2023 Property Type: Flat/Unit/Apartment (Res)



61 Mt Dandenong Rd RINGWOOD EAST 3135 Agent Comments (REI/VG)



Price: \$746,000 Method: Auction Sale Date: 25/10/2023 Property Type: House (Res) Land Size: 341 sqm approx

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



propertydata

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