

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 between \$750,000 & \$800,000

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 | 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

19 Highton Street, Ringwood East Vic 3135

**Jellis
Craig**

Jacob McGlinchey
9870 6211
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Indicative Selling Price

\$750,000 - \$800,000

Median House Price

Year ending December 2023: \$1,000,000



 4  2  1

Property Type: House

Land Size: 426 sqm approx

Agent Comments

Comparable Properties



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

Agent Comments

 3  1  2

Price: \$810,000

Method: Private Sale

Date: 21/12/2023

Property Type: Unit



30 Thomas St CROYDON SOUTH 3136 (VG)

Agent Comments

 3  -  -

Price: \$792,000

Method: Sale

Date: 13/12/2023

Property Type: Flat/Unit/Apartment (Res)



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

Agent Comments

 3  1  2

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



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