# 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

#### 2/10 VALDA AVENUE RINGWOOD EAST VIC 3135

#### Indicative selling price

Period-from

For the meaning of this price see consumer.vic.gov.au/underquoting (\*Delete single price or range as applicable)

Single Price		or rang betwee	3000000	&	\$720,000	
Median sale price (*Delete house or unit as ap	plicable)					
Median Price	\$715,000	Property type	Unit	Suburb	Ringwood East	

29 Feb 2024

Source

#### Comparable property sales (\*Delete A or B below as applicable)

01 Mar 2023

**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.

to

Address of comparable property	Price	Date of sale	
2/111 PATTERSON STREET RINGWOOD EAST VIC 3135	\$660,000	29-Feb-24	
12B WENWOOD STREET RINGWOOD EAST VIC 3135	\$705,500	20-Mar-24	
1/31 FREEMAN STREET RINGWOOD EAST VIC 3135	\$675,000	02-Mar-24	

#### 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: 22 March 2024



Corelogic

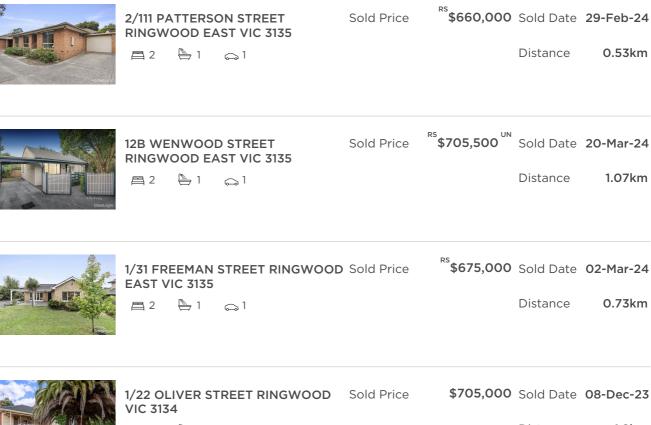
consumer.vic.gov.au

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Distance 1.8km

RS = Recent sale UN = Undisclosed Sale

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