

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

2/18 ILLOURA AVENUE RINGWOOD EAST VIC 3135

Indicative selling price

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

Single Price

or range
between

\$650,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$715,000

Property type

Unit

Suburb

Ringwood East

Period-from

01 Apr 2023

to

31 Mar 2024

Source

Corelogic

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 6 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

1/31 FREEMAN STREET RINGWOOD EAST VIC 3135	\$675,000	02-Mar-24
4/3-5 THOMAS STREET RINGWOOD VIC 3134	\$705,000	24-Jan-24
2/111 PATTERSON STREET RINGWOOD EAST VIC 3135	\$660,000	29-Feb-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: 10 April 2024



1/31 FREEMAN STREET RINGWOOD EAST VIC 3135 Sold Price

^{RS} **\$675,000** Sold Date **02-Mar-24**

 2  1  1

Distance **0.97km**



4/3-5 THOMAS STREET RINGWOOD VIC 3134

Sold Price **\$705,000** Sold Date **24-Jan-24**

 2  1  1

Distance **1.01km**



2/111 PATTERSON STREET RINGWOOD EAST VIC 3135

Sold Price ^{RS} **\$660,000** Sold Date **29-Feb-24**

 2  1  1

Distance **1.22km**

RS = Recent sale **UN** = Undisclosed Sale

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