

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

2/33 GLEN CAIRN AVENUE RINGWOOD VIC 3134

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

\$670,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Ringwood

Period-from

01 Aug 2022

to

31 Jul 2023

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

2/9 BRAESIDE AVENUE RINGWOOD EAST VIC 3135	\$722,500	17-Mar-23
2/22 LOIS STREET RINGWOOD EAST VIC 3135	\$745,000	03-Apr-23
1A WOODSIDE AVENUE RINGWOOD VIC 3134	\$735,000	21-May-23

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: 09 August 2023



**2/9 BRAESIDE AVENUE
RINGWOOD EAST VIC 3135**

2 1 2

Sold Price **\$722,500** Sold Date **17-Mar-23**

Distance **0.97km**



**2/22 LOIS STREET RINGWOOD
EAST VIC 3135**

2 1 1

Sold Price **\$745,000** Sold Date **03-Apr-23**

Distance **1.47km**



**1A WOODSIDE AVENUE
RINGWOOD VIC 3134**

2 1 1

Sold Price **\$735,000** Sold Date **21-May-23**

Distance **1.6km**

RS = Recent sale

UN = Undisclosed Sale

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