

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 Rozelle Avenue, Ringwood East Vic 3135

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$880,000 & \$968,000

Median sale price

Median price \$1,100,000 Property Type House Suburb Ringwood East

Period - From 01/07/2023 to 30/09/2023 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	10 Knaith Rd RINGWOOD EAST 3135	\$1,010,000	16/09/2023
2	15 Bona St RINGWOOD EAST 3135	\$946,000	24/06/2023
3	21 Isabel Av RINGWOOD EAST 3135	\$870,000	02/11/2023

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:

14/11/2023 15:41



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Property Type: House
Land Size: 671 sqm approx
 Agent Comments

Indicative Selling Price
 \$880,000 - \$968,000
Median House Price
 September quarter 2023: \$1,100,000

Comparable Properties



10 Knaith Rd RINGWOOD EAST 3135 (REI) [Agent Comments](#)

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Price: \$1,010,000
Method: Auction Sale
Date: 16/09/2023
Property Type: House (Res)
Land Size: 761 sqm approx



15 Bona St RINGWOOD EAST 3135 (REI/VG) [Agent Comments](#)

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Price: \$946,000
Method: Auction Sale
Date: 24/06/2023
Property Type: House (Res)
Land Size: 720 sqm approx



21 Isabel Av RINGWOOD EAST 3135 (REI) [Agent Comments](#)

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Price: \$870,000
Method: Private Sale
Date: 02/11/2023
Property Type: House
Land Size: 562 sqm approx

Account - Barry Plant | P: 03 9842 8888