

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 21 Smithdene Avenue, Ringwood East Vic 3135

Indicative selling price

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

Range between \$1,050,000 & \$1,150,000

Median sale price

Median price \$980,000 Property Type House Suburb Ringwood East

Period - From 01/04/2023 to 30/06/2023 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	4 Braewood Av RINGWOOD EAST 3135	\$1,140,000	13/05/2023
2	15 Scenic Av RINGWOOD EAST 3135	\$1,137,000	23/09/2023
3	22 Morinda St RINGWOOD EAST 3135	\$1,123,000	19/07/2023

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: 05/10/2023 10:44



 3  2  1

Property Type: House

Land Size: 669 sqm approx

Agent Comments

Indicative Selling Price

\$1,050,000 - \$1,150,000

Median House Price

June quarter 2023: \$980,000

Comparable Properties



4 Braewood Av RINGWOOD EAST 3135 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,140,000

Method: Auction Sale

Date: 13/05/2023

Property Type: House (Res)

Land Size: 824 sqm approx



15 Scenic Av RINGWOOD EAST 3135 (REI)

Agent Comments

 3  1  2

Price: \$1,137,000

Method: Auction Sale

Date: 23/09/2023

Property Type: House (Res)

Land Size: 983 sqm approx



22 Morinda St RINGWOOD EAST 3135 (REI)

Agent Comments

 3  1  4

Price: \$1,123,000

Method: Private Sale

Date: 19/07/2023

Property Type: House

Land Size: 845 sqm approx