## 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 | 24 Carcoola Road, Ringwood East Vic 3135 |
|---------------------------------------|------------------------------------------|
|                                       |                                          |

#### Indicative selling price

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

| Range between | \$1,200,000 | & | \$1,300,000 |
|---------------|-------------|---|-------------|
|               |             |   |             |

#### Median sale price

| Median price  | \$1,135,000 | Pro | perty Type | House |       | Suburb | Ringwood East |
|---------------|-------------|-----|------------|-------|-------|--------|---------------|
| Period - From | 01/01/2024  | to  | 31/03/2024 | S     | ource | 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

| Address of comparable property |                                | Price       | Date of sale |
|--------------------------------|--------------------------------|-------------|--------------|
| 1                              | 18 Mines Rd RINGWOOD EAST 3135 | \$1,350,000 | 27/10/2023   |
| 2                              | 16 Oban Rd RINGWOOD 3134       | \$1,230,000 | 12/02/2024   |
| 3                              | 8 Julie Rd CROYDON 3136        | \$1,030,000 | 03/02/2024   |

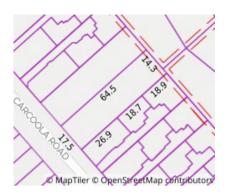
#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

| This Statement of Information was prepared on: | 26/04/2024 16:30 |
|------------------------------------------------|------------------|









Property Type: House (Res) Land Size: 1127 sqm approx **Agent Comments** 

\$1,200,000 - \$1,300,000 **Median House Price** March quarter 2024: \$1,135,000

**Indicative Selling Price** 

# Comparable Properties



18 Mines Rd RINGWOOD EAST 3135 (REI)





Price: \$1,350,000

Method: Sold Before Auction

Date: 27/10/2023

Property Type: House (Res) Land Size: 1215 sqm approx **Agent Comments** 



16 Oban Rd RINGWOOD 3134 (REI)



Price: \$1,230,000 Method: Private Sale Date: 12/02/2024

Property Type: House (Res) Land Size: 1011 sqm approx Agent Comments



8 Julie Rd CROYDON 3136 (REI)





Price: \$1,030,000 Method: Auction Sale Date: 03/02/2024

Property Type: House (Res) Land Size: 1013 sqm approx Agent Comments

Account - Barry Plant | P: 03 9842 8888



