

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 Property Type House Suburb Ringwood East

Period - From 01/01/2024 to 31/03/2024 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	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 comparable properties 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



 3  1  1

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

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

Comparable Properties



18 Mines Rd RINGWOOD EAST 3135 (REI)

Agent Comments

 4  2  2

Price: \$1,350,000
Method: Sold Before Auction
Date: 27/10/2023
Property Type: House (Res)
Land Size: 1215 sqm approx



16 Oban Rd RINGWOOD 3134 (REI)

Agent Comments

 3  1  -

Price: \$1,230,000
Method: Private Sale
Date: 12/02/2024
Property Type: House (Res)
Land Size: 1011 sqm approx



8 Julie Rd CROYDON 3136 (REI)

Agent Comments

 3  1  2

Price: \$1,030,000
Method: Auction Sale
Date: 03/02/2024
Property Type: House (Res)
Land Size: 1013 sqm approx

Account - Barry Plant | P: 03 9842 8888