

# 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 Jeffrey Drive, Ringwood Vic 3134

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$750,000 & \$800,000

### Median sale price

Median price \$990,900 Property Type House Suburb Ringwood

Period - From 01/07/2022 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	70 Dublin Rd RINGWOOD EAST 3135	\$820,000	30/04/2023
2	13 Baron Ct RINGWOOD 3134	\$740,000	14/04/2023
3	410 Maroondah Hwy RINGWOOD 3134	\$685,000	14/06/2023

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:

25/09/2023 16:36



**Property Type:**  
**Agent Comments**

**Indicative Selling Price**  
\$750,000 - \$800,000  
**Median House Price**  
Year ending June 2023: \$990,900

## Comparable Properties



**70 Dublin Rd RINGWOOD EAST 3135 (VG)**

**Agent Comments**



**Price:** \$820,000  
**Method:** Sale  
**Date:** 30/04/2023  
**Property Type:** House (Res)  
**Land Size:** 697 sqm approx



**13 Baron Ct RINGWOOD 3134 (REI/VG)**

**Agent Comments**



**Price:** \$740,000  
**Method:** Private Sale  
**Date:** 14/04/2023  
**Property Type:** House (Res)  
**Land Size:** 666 sqm approx



**410 Maroondah Hwy RINGWOOD 3134 (REI/VG)**

**Agent Comments**



**Price:** \$685,000  
**Method:** Private Sale  
**Date:** 14/06/2023  
**Property Type:** House  
**Land Size:** 661 sqm approx

**Account - Jellis Craig | P: (03) 9908 5700**