

## 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 SUDA AVENUE RINGWOOD VIC 3134

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,470,000

&

\$1,595,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$996,500

Property type

House

Suburb

Ringwood

Period-from

01 Apr 2023

to

31 Mar 2024

Source

Corelogic

### 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 6 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

15A BRAESIDE AVENUE RINGWOOD EAST VIC 3135	\$1,525,000	10-Feb-24
8 GRAEME AVENUE RINGWOOD VIC 3134	\$1,460,000	18-Dec-23
6 ALBANY CLOSE RINGWOOD NORTH VIC 3134	\$1,462,000	23-Mar-24

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 6 months.~~

This Statement of Information was prepared on: 30 April 2024



## 15A BRAESIDE AVENUE RINGWOOD EAST VIC 3135

4 3 2

Sold Price <sup>RS</sup> **\$1,525,000** Sold Date **10-Feb-24**

Distance **0.65km**



## 8 GRAEME AVENUE RINGWOOD VIC 3134

5 3 2

Sold Price **\$1,460,000** Sold Date **18-Dec-23**

Distance **1.55km**



## 6 ALBANY CLOSE RINGWOOD NORTH VIC 3134

4 2 2

Sold Price <sup>RS</sup> **\$1,462,000** Sold Date **23-Mar-24**

Distance **1.48km**

RS = Recent sale

UN = Undisclosed Sale

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