

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 25 Walhalla Drive, Ringwood East Vic 3135

Indicative selling price

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

Range between \$950,000 & \$1,045,000

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	38 Heathmont Rd RINGWOOD 3134	\$980,000	26/03/2024
2	2 Rozelle Av RINGWOOD EAST 3135	\$910,000	11/01/2024
3			

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: 01/05/2024 16:01

25 Walhalla Drive, Ringwood East Vic 3135

**Jellis
Craig**

Jacob McGlinchey
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Indicative Selling Price

\$950,000 - \$1,045,000

Median House Price

March quarter 2024: \$1,135,000



 3  2  1

Property Type: House

Land Size: 642 sqm approx

Agent Comments

Comparable Properties



38 Heathmont Rd RINGWOOD 3134 (REI)

Agent Comments

 3  2  1

Price: \$980,000

Method: Expression of Interest

Date: 26/03/2024

Property Type: House (Res)

Land Size: 600 sqm approx



2 Rozelle Av RINGWOOD EAST 3135 (REI)

Agent Comments

 3  1  1

Price: \$910,000

Method: Private Sale

Date: 11/01/2024

Property Type: House (Res)

Land Size: 671 sqm approx

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.

Account - Jellis Craig | P: 03 9870 6211



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