Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

3/12 Braeside Avenue, Ringwood East Vic 3135
, •

Indicative selling price

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

Median sale price

Median price	\$742,500	Pro	perty Type Un	it		Suburb	Ringwood East
Period - From	01/04/2023	to	30/06/2023	So	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

Add	dress of comparable property	Price	Date of sale
1	1/29 Railway Av RINGWOOD EAST 3135	\$772,000	03/07/2023
2	4/19 Nelson St RINGWOOD 3134	\$750,000	05/06/2023
3	2/9 Braeside Av RINGWOOD EAST 3135	\$722,500	17/03/2023

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:	09/08/2023 12:10



McGrath

Allan Fang 0423522749 allanfang@mcgrath.com.au

Indicative Selling Price \$700,000 - \$770,000 **Median Unit Price** June quarter 2023: \$742,500





Property Type:

Divorce/Estate/Family Transfers Land Size: 212 sqm approx

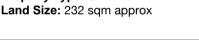
Agent Comments

Comparable Properties



1/29 Railway Av RINGWOOD EAST 3135 (REI)

Price: \$772,000 Method: Private Sale Date: 03/07/2023 Property Type: Unit





4/19 Nelson St RINGWOOD 3134 (REI)

Price: \$750,000 Method: Private Sale Date: 05/06/2023

Property Type: Townhouse (Single)

Agent Comments

Agent Comments



2/9 Braeside Av RINGWOOD EAST 3135

(REI/VG) **--** 2

Price: \$722,500 Method: Private Sale Date: 17/03/2023 Property Type: Unit

Land Size: 215 sqm approx

Agent Comments

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



