

# 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

3/12 Braeside Avenue, Ringwood East Vic 3135

### Indicative selling price

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

Range between \$700,000 & \$770,000

### Median sale price

Median price \$742,500 Property Type Unit Suburb Ringwood East

Period - From 01/04/2023 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	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 comparable properties 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



**Property Type:**  
Divorce/Estate/Family Transfers  
**Land Size:** 212 sqm approx  
Agent Comments

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

## Comparable Properties



1/29 Railway Av RINGWOOD EAST 3135 (REI) Agent Comments



**Price:** \$772,000  
**Method:** Private Sale  
**Date:** 03/07/2023  
**Property Type:** Unit  
**Land Size:** 232 sqm approx



4/19 Nelson St RINGWOOD 3134 (REI) Agent Comments



**Price:** \$750,000  
**Method:** Private Sale  
**Date:** 05/06/2023  
**Property Type:** Townhouse (Single)



2/9 Braeside Av RINGWOOD EAST 3135 (REI/VG) Agent Comments



**Price:** \$722,500  
**Method:** Private Sale  
**Date:** 17/03/2023  
**Property Type:** Unit  
**Land Size:** 215 sqm approx