

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 3/29 Sunbeam Avenue, Ringwood East

Indicative selling price

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

Single price \$899,000

Median sale price

Median price \$743,000

Property type Unit

Suburb Ringwood East

Period - From 1/04/2023

to

30/06/2023

Source REIV

Comparable property sales

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. 4/138 Mullum Mullum Road, Ringwood | \$ 921,000 | 13/09/2023 |
| 2. 2/29 Sunbeam Avenue, Ringwood East | \$ 965,000 | 14/08/2023 |
| 3. 4/22 Mines Road, Ringwood East | \$ 935,000 | 19/05/2023 |

This Statement of Information was prepared on: 20/09/2023

Comparable properties



\$ 921,000

4/138 Mullum Mullum Road, Ringwood, Victoria

DATE: 13/09/2023

PROPERTY TYPE: UNIT

 3  2
 2  sqm



\$ 965,000

2/29 Sunbeam Avenue, Ringwood East, Victoria

DATE: 14/08/2023

PROPERTY TYPE: UNIT

 3  2
 2  sqm



\$ 935,000

4/22 Mines Road, Ringwood East, Victoria

DATE: 19/05/2023

PROPERTY TYPE: UNIT

 3  2
 2  sqm x

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