

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 Finlayson Street, Ringwood East Vic 3135

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$960,000 Property Type House Suburb Ringwood East

Period - From 01/07/2022 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	25 Gracedale Av RINGWOOD EAST 3135	\$1,100,000	10/07/2023
2	9 Doulton Av HEATHMONT 3135	\$1,050,000	21/07/2023
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:

29/08/2023 09:41



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Property Type: House (Res)

Land Size: 846 sqm approx

Agent Comments

Indicative Selling Price

\$1,000,000 - \$1,100,000

Median House Price

Year ending June 2023: \$960,000

Comparable Properties



25 Gracedale Av RINGWOOD EAST 3135 (REI) **Agent Comments**

3 1 -

Price: \$1,100,000

Method: Sold Before Auction

Date: 10/07/2023

Property Type: House (Res)

Land Size: 1359 sqm approx



9 Doulton Av HEATHMONT 3135 (REI/VG) **Agent Comments**

3 2 1

Price: \$1,050,000

Method: Sold Before Auction

Date: 21/07/2023

Property Type: House (Res)

Land Size: 841 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) 9908 5700