

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

31 Holland Road, Ringwood East Vic 3135

Indicative selling price

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

Range between \$870,000 & \$950,000

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	12 Leonard St RINGWOOD 3134	\$998,000	06/05/2024
2	1 Ian Av RINGWOOD EAST 3135	\$955,000	19/12/2023
3	33 Holland Rd RINGWOOD EAST 3135	\$910,000	16/03/2024

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:

13/05/2024 16:35

31 Holland Road, Ringwood East Vic 3135

**Jellis
Craig**

Alan Hodges

9870 6211

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Indicative Selling Price

\$870,000 - \$950,000

Median House Price

March quarter 2024: \$1,135,000



 3  1  2

Property Type: House

Land Size: 385 sqm approx

Agent Comments

Comparable Properties



12 Leonard St RINGWOOD 3134 (REI)

Agent Comments

 3  1  1

Price: \$998,000

Method: Private Sale

Date: 06/05/2024

Property Type: House

Land Size: 402 sqm approx



1 Ian Av RINGWOOD EAST 3135 (REI/VG)

Agent Comments

 3  1  2

Price: \$955,000

Method: Private Sale

Date: 19/12/2023

Property Type: House (Res)

Land Size: 430 sqm approx



33 Holland Rd RINGWOOD EAST 3135 (REI)

Agent Comments

 3  2  2

Price: \$910,000

Method: Private Sale

Date: 16/03/2024

Property Type: House

Land Size: 367 sqm approx

Account - Jellis Craig | P: 03 9870 6211



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