

# 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

33 Holland Road, 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 \$850,000 & \$920,000

### Median sale price

Median price \$1,000,000 Property Type House Suburb Ringwood East

Period - From 01/01/2023 to 31/12/2023 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 Ian Av RINGWOOD EAST 3135      | \$955,000 | 19/12/2023   |
| 2 | 8a Mirabel Av RINGWOOD EAST 3135 | \$896,000 | 05/12/2023   |
| 3 | 1/3 Wood St RINGWOOD EAST 3135   | \$825,000 | 22/11/2023   |

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:

12/02/2024 16:15

33 Holland Road, Ringwood East Vic 3135

**Jellis  
Craig**

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**Indicative Selling Price**

\$850,000 - \$920,000

**Median House Price**

Year ending December 2023: \$1,000,000



 3  2  2

**Property Type:** House

**Land Size:** 367 sqm approx

Agent Comments

## Comparable Properties



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



8a Mirabel Av RINGWOOD EAST 3135 (REI)

Agent Comments

 3  2  2

**Price:** \$896,000

**Method:** Private Sale

**Date:** 05/12/2023

**Property Type:** House

**Land Size:** 342 sqm approx



1/3 Wood St RINGWOOD EAST 3135 (REI/VG)

Agent Comments

 3  1  2

**Price:** \$825,000

**Method:** Private Sale

**Date:** 22/11/2023

**Property Type:** House (Res)

**Land Size:** 380 sqm approx

Account - Jellis Craig | P: 03 9870 6211 | F: 03 9870 6024



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