## 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

3A Charles Street, Ringwood East Vic 3135

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$1,300,000		&		\$1,400,000				
Median sale p	rice								
Median price	\$1,000,000	Pro	operty Type	Hou	se		Suburb	Ringwood East	
Period - From	01/01/2023	to	31/12/2023		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	8 Graeme Av RINGWOOD 3134	\$1,460,000	18/12/2023
2	29 Byways Dr RINGWOOD EAST 3135	\$1,307,500	26/09/2023
3	3 Mcmahon Ct RINGWOOD NORTH 3134	\$1,275,000	31/10/2023

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:

07/02/2024 11:44





William Lyall 9870 6211



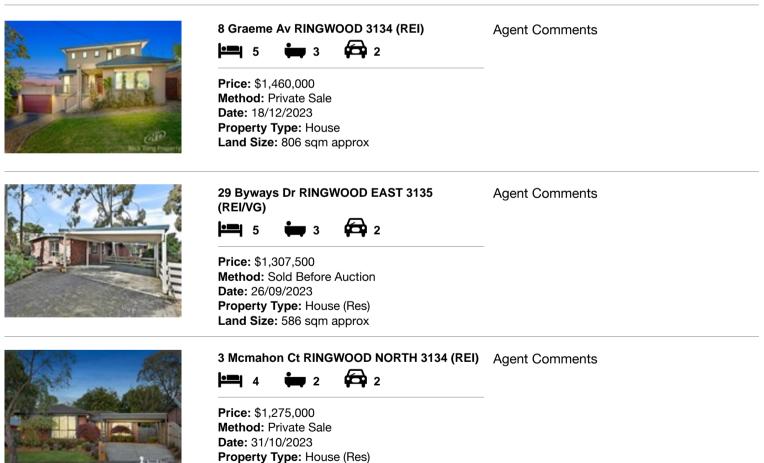


**Property Type:** House Agent Comments

0411 823 337 WilliamLyall@jelliscraig.com.au Indicative Selling Price

\$1,300,000 - \$1,400,000 Median House Price Year ending December 2023: \$1,000,000

# **Comparable Properties**



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



propertydata

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Land Size: 651 sqm approx

The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.