

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 4 Heathwood Street, Ringwood East Vic 3135

Indicative selling price

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

Range between \$900,000 & \$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	56 Hender St RINGWOOD EAST 3135	\$975,000	17/06/2024
2	9 Illoura Av RINGWOOD EAST 3135	\$950,000	01/02/2024
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: 10/07/2024 13:03

4 Heathwood Street, Ringwood East Vic 3135

**Jellis
Craig**

William Lyall

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Indicative Selling Price

\$900,000 - \$950,000

Median House Price

March quarter 2024: \$1,135,000



 4  2  2

Property Type: House

Land Size: 536 sqm approx

Agent Comments

Comparable Properties



56 Hender St RINGWOOD EAST 3135 (REI)

Agent Comments

 4  2  2

Price: \$975,000

Method: Private Sale

Date: 17/06/2024

Property Type: House

Land Size: 661 sqm approx



9 Illoura Av RINGWOOD EAST 3135 (REI/VG)

Agent Comments

 3  1  1

Price: \$950,000

Method: Private Sale

Date: 01/02/2024

Property Type: House

Land Size: 680 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 9870 6211



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