

# 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 Ian Avenue, 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 & \$930,000

### 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	20 Nicholson St RINGWOOD EAST 3135	\$935,000	01/11/2023
2	42 Old Lilydale Rd RINGWOOD EAST 3135	\$905,000	28/07/2023
3	50a Mt Dandenong Rd RINGWOOD EAST 3135	\$850,000	08/09/2023

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: 15/01/2024 15:12

4 Ian Avenue, Ringwood East Vic 3135

**Jellis  
Craig**

Sophie Broadbent

9870 6211

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sophiebroadbent@jellisrcraig.com.au

**Indicative Selling Price**

\$850,000 - \$930,000

**Median House Price**

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



 3    1    2

**Property Type:** House

**Land Size:** 651 sqm approx

**Agent Comments**

## Comparable Properties



**20 Nicholson St RINGWOOD EAST 3135**  
(REI/VG)

**Agent Comments**

 3    2    2

**Price:** \$935,000

**Method:** Sold Before Auction

**Date:** 01/11/2023

**Property Type:** House (Res)

**Land Size:** 642 sqm approx



**42 Old Lilydale Rd RINGWOOD EAST 3135**  
(REI/VG)

**Agent Comments**

 3    1    2

**Price:** \$905,000

**Method:** Sold Before Auction

**Date:** 28/07/2023

**Property Type:** House (Res)

**Land Size:** 885 sqm approx



**50a Mt Dandenong Rd RINGWOOD EAST 3135** **Agent Comments**  
(REI/VG)

 3    2    2

**Price:** \$850,000

**Method:** Private Sale

**Date:** 08/09/2023

**Property Type:** House (Res)

**Land Size:** 605 sqm approx

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



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