

# 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 41 Canterbury 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 \$800,000 & \$850,000

### 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	4 Eastfield Rd CROYDON SOUTH 3136	\$845,000	01/12/2023
2	8 Marlborough Rd BAYSWATER 3153	\$840,000	02/03/2024
3	23 Eastfield Rd RINGWOOD EAST 3135	\$830,000	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: 05/04/2024 13:17



5   1   2

**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 652 sqm approx  
 Agent Comments

**Indicative Selling Price**  
 \$800,000 - \$850,000  
**Median House Price**  
 Year ending December 2023: \$1,000,000

## Comparable Properties



**4 Eastfield Rd CROYDON SOUTH 3136 (REI/VG)**

Agent Comments

4   1   1

**Price:** \$845,000  
**Method:** Private Sale  
**Date:** 01/12/2023  
**Property Type:** House  
**Land Size:** 864 sqm approx



**8 Marlborough Rd BAYSWATER 3153 (REI)**

Agent Comments

3   2   -

**Price:** \$840,000  
**Method:** Auction Sale  
**Date:** 02/03/2024  
**Property Type:** House (Res)  
**Land Size:** 930 sqm approx



**23 Eastfield Rd RINGWOOD EAST 3135 (REI/VG)**

Agent Comments

3   2   2

**Price:** \$830,000  
**Method:** Private Sale  
**Date:** 22/11/2023  
**Property Type:** House  
**Land Size:** 854 sqm approx

Account - Barry Plant | P: 03 9722 7166 | F: 03 9722 7008