

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

4a Shasta Avenue, Ringwood East Vic 3135

Indicative selling price

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

Range between \$850,000 & \$900,000

Median sale price

Median price \$888,000 Property Type Townhouse Suburb Ringwood East

Period - From 01/05/2024 to 30/04/2025 Source Property Data

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	3/2 Mirabel Av RINGWOOD EAST 3135	\$875,000	08/03/2025
2	24a Mullum Mullum Rd RINGWOOD 3134	\$885,000	25/02/2025
3	2/1 Notlen St RINGWOOD 3134	\$890,000	06/11/2024

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:

01/05/2025 16:36



3 2 2

Rooms: 5
Property Type: House
Land Size: 631 sqm approx
 Agent Comments

Indicative Selling Price
 \$850,000 - \$900,000
Median Townhouse Price
 01/05/2024 - 30/04/2025: \$888,000

Comparable Properties



3/2 Mirabel Av RINGWOOD EAST 3135 (REI)

Agent Comments

3 2 2

Price: \$875,000
Method: Private Sale
Date: 08/03/2025
Property Type: Townhouse (Single)
Land Size: 323 sqm approx



24a Mullum Mullum Rd RINGWOOD 3134 (REI/VG)

Agent Comments

3 2 2

Price: \$885,000
Method: Private Sale
Date: 25/02/2025
Property Type: Townhouse (Single)
Land Size: 255 sqm approx



2/1 Notlen St RINGWOOD 3134 (REI/VG)

Agent Comments

3 2 2

Price: \$890,000
Method: Sold Before Auction
Date: 06/11/2024
Property Type: Townhouse (Res)
Land Size: 280 sqm approx

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