

## 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

5 MIRABEL 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$750,000

&

\$825,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,000,000

Property type

House

Suburb

Ringwood East

Period-from

01 Mar 2023

to

29 Feb 2024

Source

Corelogic

### 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 6 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

1/182 BAYSWATER ROAD CROYDON SOUTH VIC 3136	\$785,000	27-Feb-24
25A MULLUM MULLUM ROAD RINGWOOD VIC 3134	\$850,000	03-Feb-24

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 6 months.

This Statement of Information was prepared on: 13 March 2024



**1/182 BAYSWATER ROAD  
CROYDON SOUTH VIC 3136**

3 1 2

Sold Price <sup>RS</sup> **\$785,000** Sold Date **27-Feb-24**

Distance **1.8km**



**25A MULLUM MULLUM ROAD  
RINGWOOD VIC 3134**

3 1 2

Sold Price <sup>RS</sup> **\$850,000** Sold Date **03-Feb-24**

Distance **1.97km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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