

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 Pinewood Avenue, Ringwood East Vic 3135

Indicative selling price

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

Range between \$800,000 & \$880,000

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 | 39 Pinewood Av RINGWOOD EAST 3135 | \$920,000 | 20/10/2023 |
| 2 | 4 Eastfield Rd CROYDON SOUTH 3136 | \$845,000 | 01/12/2023 |
| 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:

03/04/2024 11:10

5 Pinewood Avenue, Ringwood East Vic 3135

**Jellis
Craig**

Ash Thompson

9870 6211

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ashthompson@jellisrcraig.com.au



 5  2  4

Property Type: House
Land Size: 1120 sqm approx
Agent Comments

Indicative Selling Price
\$800,000 - \$880,000
Median House Price
Year ending December 2023: \$1,000,000

Comparable Properties



39 Pinewood Av RINGWOOD EAST 3135
(REI/VG)

Agent Comments

 3  1  1

Price: \$920,000
Method: Private Sale
Date: 20/10/2023
Property Type: House (Res)
Land Size: 917 sqm approx



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



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



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