

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 56 Hender Street, Ringwood East Vic 3135

Indicative selling price

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

Range between \$1,000,000 & \$1,100,000

Median sale price

Median price \$1,135,000 Property Type House Suburb Ringwood East

Period - From 01/01/2024 to 31/03/2024 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	23 Salisbury Ct HEATHMONT 3135	\$1,100,000	03/02/2024
2	42 Bronhill Rd RINGWOOD EAST 3135	\$1,080,000	31/01/2024
3	15 Railway Av RINGWOOD EAST 3135	\$1,045,000	22/03/2024

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: 13/05/2024 15:38

56 Hender Street, Ringwood East Vic 3135



 4  2  2

Property Type: House
Land Size: 661 sqm approx
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
March quarter 2024: \$1,135,000

Comparable Properties



23 Salisbury Ct HEATHMONT 3135 (REI)

Agent Comments

 3  1  1

Price: \$1,100,000
Method: Auction Sale
Date: 03/02/2024
Property Type: House (Res)
Land Size: 987 sqm approx



42 Bronhill Rd RINGWOOD EAST 3135 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,080,000
Method: Private Sale
Date: 31/01/2024
Property Type: House
Land Size: 868 sqm approx



15 Railway Av RINGWOOD EAST 3135 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,045,000
Method: Sold Before Auction
Date: 22/03/2024
Property Type: House (Res)
Land Size: 740 sqm approx

Account - Vogl & Walpole Estate Agents | P: 03 8580 6200



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