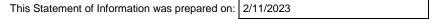


Statement of Information

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 6/23 Braeside Avenue, Ringwood					
Indicative selling price					
For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)					
Range I	Setween \$840,000	&	\$900,000		
Median sale price					
Median price	\$850,000	Property type	Townhouse	Suburb Ringwood	
Period - From	June 2023 to §	Sept 2023	Source REIV		
Comparable property sales					
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. 2/2 Oliver Street, Ringwood				\$ 920,000	16/08/2023



\$ 1,070,000

\$ 985,000



7/09/2023

17/06/2023

2. 10 Mines Road, Ringwood East

3. 19A Old Lilydale Road, Ringwood East

Comparable properties



\$ 920,000

2/2 Oliver Street, Ringwood, Victoria

DATE: 16/08/2023

PROPERTY TYPE: TOWNHOUSE

- 4

3

2

sqm



\$ 1,070,000

10 Mines Road, Ringwood East, Victoria

DATE: 7/09/2023

PROPERTY TYPE: TOWNHOUSE

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\$ 985,000

19A Old Lilydale Road, Ringwood East, Victoria

DATE: 17/06/2023

PROPERTY TYPE: TOWNHOUSE

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