

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

7 Walhalla Drive, Ringwood East Vic 3135

Indicative selling price

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

Range between \$950,000 & \$1,045,000

Median sale price

Median price \$980,000 Property Type House Suburb Ringwood East

Period - From 01/04/2023 to 30/06/2023 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 | 1 Treetop Ct HEATHMONT 3135 | \$1,040,000 | 10/06/2023 |
| 2 | 13 Bronaldi St HEATHMONT 3135 | \$1,010,000 | 12/03/2023 |
| 3 | 15 Bona St RINGWOOD EAST 3135 | \$946,000 | 24/06/2023 |

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:

21/08/2023 16:47

7 Walhalla Drive, Ringwood East Vic 3135

**Jellis
Craig**

Jacob McGlinchey

9870 6211

0433 224 117

jacobmcglinchey@jellisrcraig.com.au

Indicative Selling Price

\$950,000 - \$1,045,000

Median House Price

June quarter 2023: \$980,000



3 1 2

Property Type: House

Land Size: 583 sqm approx

Agent Comments

Comparable Properties



1 Treetop Ct HEATHMONT 3135 (REI/VG)

Agent Comments

3 2 2

Price: \$1,040,000

Method: Private Sale

Date: 10/06/2023

Property Type: House

Land Size: 669 sqm approx



13 Bronaldi St HEATHMONT 3135 (REI/VG)

Agent Comments

3 1 1

Price: \$1,010,000

Method: Private Sale

Date: 12/03/2023

Property Type: House

Land Size: 609 sqm approx



15 Bona St RINGWOOD EAST 3135 (REI)

Agent Comments

3 1 1

Price: \$946,000

Method: Auction Sale

Date: 24/06/2023

Property Type: House (Res)

Land Size: 720 sqm approx

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



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