

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 8A Mirabel Avenue, Ringwood East Vic 3135

Indicative selling price

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

Range between \$850,000 & \$915,000

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	28b Woodland Av CROYDON 3136	\$873,853	03/09/2023
2	15 Grey St RINGWOOD EAST 3135	\$830,000	09/08/2023
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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: 13/10/2023 12:31



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Rooms: 5
Property Type: House (Res)
Land Size: 342 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$850,000 - \$915,000
Median House Price
June quarter 2023: \$980,000

Comparable Properties



28b Woodland Av CROYDON 3136 (REI)

[Agent Comments](#)

3 2 2

Price: \$873,853
Method: Private Sale
Date: 03/09/2023
Property Type: House
Land Size: 368 sqm approx



15 Grey St RINGWOOD EAST 3135 (REI)

[Agent Comments](#)

3 2 1

Price: \$830,000
Method: Private Sale
Date: 09/08/2023
Property Type: House (Res)
Land Size: 319 sqm approx

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.

Account - Jellis Craig | P: 98305966