

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

9/4 ILLOURA AVENUE RINGWOOD EAST VIC 3135

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single-Price

or range
between

\$670,000

&

\$730,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$715,000

Property type

Unit

Suburb

Ringwood East

Period-from

01 Mar 2023

to

29 Feb 2024

Source

Corelogic

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 6 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

1/33 CANTERBURY ROAD RINGWOOD EAST VIC 3135	\$729,000	21-Feb-24
4/5 BRAESIDE AVENUE RINGWOOD EAST VIC 3135	\$725,000	21-Feb-24

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 6 months.

This Statement of Information was prepared on: 26 March 2024



**1/33 CANTERBURY ROAD
RINGWOOD EAST VIC 3135**

3 1 2

Sold Price ^{RS} **\$729,000** Sold Date **21-Feb-24**

Distance **1.04km**



**4/5 BRAESIDE AVENUE
RINGWOOD EAST VIC 3135**

3 2 2

Sold Price ^{RS} **\$725,000** Sold Date **21-Feb-24**

Distance **1.12km**

RS = Recent sale **UN** = Undisclosed Sale

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