

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 HOWARD 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

\$1,150,000

&

\$1,250,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$1,020,000

Property type

House

Suburb

Ringwood East

Period-from

01 Jun 2023

to

31 May 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

13 VELMA GROVE RINGWOOD EAST VIC 3135	\$1,190,000	21-May-24
11 KNAITH ROAD RINGWOOD EAST VIC 3135	\$1,240,000	13-Apr-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: 17 June 2024



13 VELMA GROVE RINGWOOD EAST VIC 3135

4 3 2

Sold Price ^{RS} **\$1,190,000** Sold Date **21-May-24**

Distance **1.91km**



11 KNAITH ROAD RINGWOOD EAST VIC 3135

3 1 4

Sold Price ^{RS} **\$1,240,000** Sold Date **13-Apr-24**

Distance **0.78km**

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

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