

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 Illoura Avenue, Ringwood East Vic 3135

Indicative selling price

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

Range between \$900,000 & \$990,000

Median sale price

Median price \$1,000,000 Property Type House Suburb Ringwood East

Period - From 20/09/2022 to 19/09/2023 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	4 Lillis Ct RINGWOOD EAST 3135	\$987,000	21/06/2023
2	7 Velma Gr RINGWOOD EAST 3135	\$936,599	16/06/2023
3	6 Heathwood St RINGWOOD EAST 3135	\$910,000	13/05/2023

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: 20/09/2023 16:39



 3  1  1

Property Type: House
Land Size: 680 sqm approx
Agent Comments

Indicative Selling Price
\$900,000 - \$990,000
Median House Price
20/09/2022 - 19/09/2023: \$1,000,000

Comparable Properties



4 Lillis Ct RINGWOOD EAST 3135 (REI)

Agent Comments

 3  1  3

Price: \$987,000
Method: Private Sale
Date: 21/06/2023
Property Type: House (Res)
Land Size: 792 sqm approx



7 Velma Gr RINGWOOD EAST 3135 (REIVG)

Agent Comments

 3  1  1

Price: \$936,599
Method: Private Sale
Date: 16/06/2023
Property Type: House
Land Size: 851 sqm approx



6 Heathwood St RINGWOOD EAST 3135 (REI)

Agent Comments

 3  1  1

Price: \$910,000
Method: Private Sale
Date: 13/05/2023
Property Type: House (Res)
Land Size: 932 sqm approx

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