

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 Stanley Avenue, Ringwood East Vic 3135

Indicative selling price

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

Range between \$830,000 & \$900,000

Median sale price

Median price \$932,500 Property Type Townhouse Suburb Ringwood East

Period - From 07/10/2021 to 06/10/2022 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	2/19 Bondi St RINGWOOD EAST 3135	\$868,000	26/08/2022
2	129 Bedford Rd RINGWOOD EAST 3135	\$856,000	21/06/2022
3	1/1 Morcom Av RINGWOOD EAST 3135	\$855,000	24/09/2022

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:

07/10/2022 15:39



3 2 2

Property Type: Townhouse
(Single)

Land Size: 268 sqm approx

Agent Comments

- Approx. 10 years old
- Two on the block
- No body corporate fees
- Remote Garage plus one car space

Indicative Selling Price

\$830,000 - \$900,000

Median Townhouse Price

07/10/2021 - 06/10/2022: \$932,500

Comparable Properties



2/19 Bondi St RINGWOOD EAST 3135 (REI)

Agent Comments

3 1 2

Price: \$868,000

Method: Private Sale

Date: 26/08/2022

Property Type: House (Res)

Land Size: 424 sqm approx



**129 Bedford Rd RINGWOOD EAST 3135
(REI/VG)**

Agent Comments

3 2 1

Price: \$856,000

Method: Private Sale

Date: 21/06/2022

Property Type: House

Land Size: 330 sqm approx



1/1 Morcom Av RINGWOOD EAST 3135 (REI)

Agent Comments

3 2 2

Price: \$855,000

Method: Private Sale

Date: 24/09/2022

Property Type: House

Land Size: 324 sqm approx