

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 12-14 Gracedale Avenue, Ringwood East Vic 3135

Indicative selling price

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

Single price \$920,000

Median sale price

Median price \$897,000 House Unit Suburb Ringwood East

Period - From 01/10/2017 to 30/09/2018 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	35 Royal Av HEATHMONT 3135	\$920,000	27/10/2018
2	6 Shasta Av RINGWOOD EAST 3135	\$910,000	28/08/2018
3	84 Alexandra Rd RINGWOOD EAST 3135	\$906,000	19/10/2018

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.~~

12-14 Gracedale Avenue, Ringwood East Vic 3135



4 -

Rooms:
Property Type: House (Previously Occupied - Detached)
Land Size: 864 sqm approx
Agent Comments

Indicative Selling Price
\$920,000
Median House Price
Year ending September 2018: \$897,000

Comparable Properties



35 Royal Av HEATHMONT 3135 (REI)

Agent Comments

3 2 1

Price: \$920,000
Method: Auction Sale
Date: 27/10/2018
Rooms: -
Property Type: House (Res)
Land Size: 700 sqm approx



6 Shasta Av RINGWOOD EAST 3135 (REI/VG)

Agent Comments

3 1 1

Price: \$910,000
Method: Private Sale
Date: 28/08/2018
Rooms: 5
Property Type: House
Land Size: 968 sqm approx



84 Alexandra Rd RINGWOOD EAST 3135 (REI)

Agent Comments

4 3 2

Price: \$906,000
Method: Sold Before Auction
Date: 19/10/2018
Rooms: 7
Property Type: House (Res)
Land Size: 697 sqm approx