

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

4 Hilary Grove, Ringwood East Vic 3135

Indicative selling price

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

Range between \$690,000 & \$750,000

Median sale price

Median price \$1,050,000 Property Type House Suburb Ringwood East

Period - From 01/07/2021 to 30/09/2021 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	114 Dublin Rd RINGWOOD EAST 3135	\$728,800	20/07/2021
2	2/8 Freeman St RINGWOOD EAST 3135	\$720,000	22/07/2021
3	2/25 Campbell St HEATHMONT 3135	\$712,500	22/10/2021

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:

23/11/2021 10:36

4 Hilary Grove, Ringwood East Vic 3135



 2  2  1

Rooms: 4
Property Type: House (Res)
Land Size: 230 sqm approx
Agent Comments

Indicative Selling Price
\$690,000 - \$750,000
Median House Price
September quarter 2021: \$1,050,000

Comparable Properties



114 Dublin Rd RINGWOOD EAST 3135 (VG)

Agent Comments

 2  -  -

Price: \$728,800
Method: Sale
Date: 20/07/2021
Property Type: House (Res)
Land Size: 248 sqm approx



2/8 Freeman St RINGWOOD EAST 3135 (REI/VG)

Agent Comments

 2  1  2

Price: \$720,000
Method: Sold Before Auction
Date: 22/07/2021
Rooms: 4
Property Type: Unit
Land Size: 316 sqm approx



2/25 Campbell St HEATHMONT 3135 (REI)

Agent Comments

 2  1  2

Price: \$712,500
Method: Private Sale
Date: 22/10/2021
Property Type: Unit

Account - Vogl & Walpole Estate Agents | P: 03 8580 6200



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