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	102/3 HEATHERBRAE AVENUE EAST RINGWOOD VIC 3134

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	$470,000	&	$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$619,999	Property type	Unit	Suburb	Ringwood
Period-from	01 Oct 2021	to	30 Sep 2022	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
102/5 SHERBROOK AVENUE RINGWOOD VIC 3134	$495,000	27-Jul-22
601/42A NELSON STREET RINGWOOD VIC 3134	$500,000	26-Aug-22
105/42A NELSON STREET RINGWOOD VIC 3134	$509,000	13-May-22

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: 06 October 2022

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102/5 SHERBROOK AVENUE RINGWOOD VIC 3134

2 2 1

Sold Price **$495,000** Sold Date **27-Jul-22**

Distance **0.12km**



601/42A NELSON STREET RINGWOOD VIC 3134

2 1 1

Sold Price **$500,000** Sold Date **26-Aug-22**

Distance **0.5km**



105/42A NELSON STREET RINGWOOD VIC 3134

2 1 1

Sold Price **$509,000** Sold Date **13-May-22**

Distance **0.5km**

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

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