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	51 Holland Road, Ringwood East Vic 3135

Indicative selling price

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

Range between $830,000 & $870,000

Median sale price

Median price $946,500 Property Type House Suburb Ringwood East

Period - From 01/01/2022 to 31/12/2022 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	10a Rowan St CROYDON 3136	$860,000	24/11/2022
2	7 Clyde Ct CROYDON SOUTH 3136	$855,000	08/12/2022
3	4 Wicklow Av CROYDON 3136	$830,000	09/12/2022

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: 17/01/2023 10:15

51 Holland Road, Ringwood East Vic 3135



3 2 2

Rooms: 4
Property Type: House
Land Size: 647 sqm approx

Agent Comments

Indicative Selling Price
$830,000 - $870,000
Median House Price
Year ending December 2022: $946,500

Comparable Properties



10a Rowan St CROYDON 3136 (REI)

3 2 2

Price: $860,000
Method: Private Sale
Date: 24/11/2022
Property Type: House
Land Size: 455 sqm approx

Agent Comments



7 Clyde Ct CROYDON SOUTH 3136 (REI)

3 2 2

Price: $855,000
Method: Private Sale
Date: 08/12/2022
Property Type: House
Land Size: 601 sqm approx

Agent Comments



4 Wicklow Av CROYDON 3136 (REI)

3 2 2

Price: $830,000
Method: Private Sale
Date: 09/12/2022
Property Type: House
Land Size: 410.78 sqm approx

Agent Comments

Account - Hoskins | P: 98747677, 9722 9755

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