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	5 Hunter Court, Ringwood East Vic 3135

Indicative selling price

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

Range between $880,000 & $950,000

Median sale price

Median price $1,100,000 Property Type House Suburb Ringwood East

Period - From 01/07/2023 to 30/09/2023 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	22 Gracedale Av RINGWOOD EAST 3135	$980,000	26/10/2023
2	52 Hume St RINGWOOD EAST 3135	$945,000	11/11/2023
3	59 Hume St RINGWOOD EAST 3135	$895,000	01/07/2023

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: 15/11/2023 12:38

5 Hunter Court, Ringwood East Vic 3135

Neo Wei
9870 6211
0420 309 891
NeoWei@jelliscraig.com.au



3 2 1

Property Type: House
Land Size: 864 sqm approx

Agent Comments

Indicative Selling Price
$880,000 - $950,000
Median House Price
September quarter 2023: $1,100,000

Comparable Properties



22 Gracedale Av RINGWOOD EAST 3135 (REI)

3 2 2

Price: $980,000
Method: Private Sale
Date: 26/10/2023
Property Type: House
Land Size: 858 sqm approx

Agent Comments



52 Hume St RINGWOOD EAST 3135 (REI)

3 1 2

Price: $945,000
Method: Auction Sale
Date: 11/11/2023
Property Type: House (Res)
Land Size: 837 sqm approx

Agent Comments



59 Hume St RINGWOOD EAST 3135 (REI/VG)

3 1 2

Price: $895,000
Method: Auction Sale
Date: 01/07/2023
Property Type: House (Res)
Land Size: 942 sqm approx

Agent Comments

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