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	3 Ian Avenue, Ringwood East Vic 3135

Indicative selling price

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

Range between $1,300,000 & $1,430,000

Median sale price

Median price $1,135,000 Property Type House Suburb Ringwood East

Period - From 01/01/2024 to 31/03/2024 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	46 Webster Av CROYDON 3136	$1,475,000	20/03/2024
2	6 Gillard Pl RINGWOOD NORTH 3134	$1,330,000	17/02/2024
3	22 Woodland Av CROYDON 3136	$1,263,000	01/02/2024

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: 11/07/2024 14:18

3 Ian Avenue, Ringwood East Vic 3135



4 2 4

Property Type: House (Res)
Land Size: 669 sqm approx

Agent Comments

Indicative Selling Price
$1,300,000 - $1,430,000
Median House Price
March quarter 2024: $1,135,000

Comparable Properties



46 Webster Av CROYDON 3136 (REI/VG)

4 2 2

Price: $1,475,000
Method: Private Sale
Date: 20/03/2024
Property Type: House (Res)
Land Size: 876 sqm approx

Agent Comments



6 Gillard Pl RINGWOOD NORTH 3134 (REI/VG)

4 2 2

Price: $1,330,000
Method: Private Sale
Date: 17/02/2024
Property Type: House
Land Size: 822 sqm approx

Agent Comments



22 Woodland Av CROYDON 3136 (REI/VG)

4 2 2

Price: $1,263,000
Method: Private Sale
Date: 01/02/2024
Property Type: House
Land Size: 871 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9842 8888

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