

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

12 Knaith Road, Ringwood East Vic 3135

Indicative selling price

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

Range between \$1,000,000

&

\$1,100,000

Median sale price

Median price \$1,020,000

Property Type House

Suburb Ringwood East

Period - From 01/10/2023

to

30/09/2024

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	33 Eastfield Rd RINGWOOD EAST 3135	\$1,070,000	27/06/2024
2	25 Walhalla Dr RINGWOOD EAST 3135	\$1,025,000	25/05/2024
3	49 The Boulevard HEATHMONT 3135	\$1,030,000	07/05/2024

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:

22/10/2024 17:12

12 Knaith Road, Ringwood East Vic 3135



Annie Shih
0421 943 079
annieshih@jelliscraig.com.au



4 2 2

Property Type: House
Land Size: 761 sqm approx
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,100,000
Median House Price
Year ending September 2024: \$1,020,000

Comparable Properties



33 Eastfield Rd RINGWOOD EAST 3135 (REI/VG)

Agent Comments

4 2 2

Price: \$1,070,000
Method: Private Sale
Date: 27/06/2024
Property Type: House
Land Size: 842 sqm approx



25 Walhalla Dr RINGWOOD EAST 3135 (REI/VG)

Agent Comments

3 2 1

Price: \$1,025,000
Method: Auction Sale
Date: 25/05/2024
Property Type: House (Res)
Land Size: 637 sqm approx



49 The Boulevard HEATHMONT 3135 (REI/VG) **Agent Comments**

4 1 -

Price: \$1,030,000
Method: Private Sale
Date: 07/05/2024
Property Type: House
Land Size: 887 sqm approx

Account - Jellis Craig | P: (03) 9908 5700



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