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	13 Byways Drive, Ringwood East Vic 3135

Indicative selling price

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

Range between $1,180,000 & $1,280,000

Median sale price

Median price $1,025,000 Property Type House Suburb Ringwood East

Period - From 01/07/2023 to 30/06/2024 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	18 Braewood Av RINGWOOD EAST 3135	$1,250,000	04/07/2024
2	7 Maple Ct RINGWOOD EAST 3135	$1,275,000	26/06/2024
3			

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: 07/10/2024 14:38

13 Byways Drive, Ringwood East Vic 3135

Jacob McGlinchey
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5 2 2

Property Type: House
Land Size: 1357 sqm approx

Agent Comments

Indicative Selling Price
$1,180,000 - $1,280,000
Median House Price
Year ending June 2024: $1,025,000

Comparable Properties



18 Braewood Av RINGWOOD EAST 3135 (REI/VG)

4 2 2

Price: $1,250,000
Method: Private Sale
Date: 04/07/2024
Property Type: House
Land Size: 1023 sqm approx

Agent Comments



7 Maple Ct RINGWOOD EAST 3135 (REI/VG)

3 2 2

Price: $1,275,000
Method: Sold Before Auction
Date: 26/06/2024
Property Type: House (Res)
Land Size: 1014 sqm approx

Agent Comments

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.

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