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	31 Glen Cairn Avenue, Ringwood Vic 3134

Indicative selling price

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

Range between $750,000 & $825,000

Median sale price

Median price $1,019,000 Property Type House Suburb Ringwood

Period - From 01/07/2024 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	29 Evon Av RINGWOOD EAST 3135	$765,000	22/07/2024
2	76 Wonga Rd RINGWOOD 3134	$811,000	13/07/2024
3	29 Glen Cairn Av RINGWOOD 3134	$850,000	05/06/2024

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: 21/10/2024 15:39

31 Glen Cairn Avenue, Ringwood Vic 3134

Ash Thompson
9870 6211
0401 205 320
ashthompson@jelliscraig.com.au



3 1 1

Property Type: House
Land Size: 817 sqm approx

Agent Comments

Indicative Selling Price
$750,000 - $825,000
Median House Price
September quarter 2024: $1,019,000

Comparable Properties



29 Evon Av RINGWOOD EAST 3135 (REI)

4 1 1

Price: $765,000
Method: Private Sale
Date: 22/07/2024
Property Type: House (Res)

Agent Comments



76 Wonga Rd RINGWOOD 3134 (REI/VG)

3 1 1

Price: $811,000
Method: Auction Sale
Date: 13/07/2024
Property Type: House (Res)
Land Size: 659 sqm approx

Agent Comments



29 Glen Cairn Av RINGWOOD 3134 (REI)

3 1 -

Price: $850,000
Method: Private Sale
Date: 05/06/2024
Property Type: House
Land Size: 921 sqm approx

Agent Comments

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