

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

1 Landell Court, Ringwood East Vic 3135

Indicative selling price

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

Range between \$1,050,000

&

\$1,150,000

Median sale price

Median price \$1,015,000

Property Type House

Suburb Ringwood East

Period - From 01/01/2024

to

31/12/2024

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	38 Rozelle Av RINGWOOD EAST 3135	\$1,190,000	26/11/2024
2	12 Knaith Rd RINGWOOD EAST 3135	\$1,077,500	26/10/2024
3	3 Walhalla Dr RINGWOOD EAST 3135	\$1,100,000	19/10/2024

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:

04/03/2025 23:16



 4  2  2

Property Type: House (Previously Occupied - Detached)
Land Size: 735 sqm approx
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,150,000
Median House Price
Year ending December 2024: \$1,015,000

Comparable Properties



38 Rozelle Av RINGWOOD EAST 3135 (REI)

Agent Comments

 4  2  3

Price: \$1,190,000
Method: Private Sale
Date: 26/11/2024
Property Type: House
Land Size: 874 sqm approx



12 Knaith Rd RINGWOOD EAST 3135 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,077,500
Method: Auction Sale
Date: 26/10/2024
Property Type: House (Res)
Land Size: 761 sqm approx



3 Walhalla Dr RINGWOOD EAST 3135 (REI/VG)

Agent Comments

 5  2  2

Price: \$1,100,000
Method: Auction Sale
Date: 19/10/2024
Property Type: House (Res)
Land Size: 605 sqm approx

Account - Jellis Craig | P: 98305966