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	27 Gracedale Avenue, Ringwood East Vic 3135

Indicative selling price

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

Range between $990,000 & $1,080,000

Median sale price

Median price $1,035,000 Property Type House Suburb Ringwood East

Period - From 01/04/2023 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	27 Highton St RINGWOOD EAST 3135	$1,126,000	26/03/2024
2	9 Nickson Cl BAYSWATER NORTH 3153	$965,000	09/02/2024
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: 21/06/2024 15:14

Harcourts



3 2 2

Rooms: 5
Property Type: House
Land Size: 869 sqm approx

Agent Comments

Indicative Selling Price
$990,000 - $1,080,000
Median House Price
Year ending March 2024: $1,035,000

Comparable Properties



27 Highton St RINGWOOD EAST 3135 (REI)

3 1 2

Price: $1,126,000
Method: Private Sale
Date: 26/03/2024
Property Type: House
Land Size: 845 sqm approx

Agent Comments



9 Nickson Cl BAYSWATER NORTH 3153 (REI/VG)

3 2 2

Price: $965,000
Method: Private Sale
Date: 09/02/2024
Property Type: House
Land Size: 661 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.

Account - Harcourts Vermont South | P: 03 98861008

REIV THE DIFFERENCE

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