

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

4/16-18 SHASTA AVENUE RINGWOOD EAST VIC 3135

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$790,000

&

\$869,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$727,500

Property type

Unit

Suburb

Ringwood East

Period-from

01 Jul 2024

to

30 Jun 2025

Source

Corelogic

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 6 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

1/3 GREEN STREET RINGWOOD EAST VIC 3135	\$725,000	13-Mar-25
4/320 MAROONDAH HIGHWAY RINGWOOD VIC 3134	\$860,000	01-Feb-25
6/10 CANTERBURY ROAD HEATHMONT VIC 3135	\$850,000	03-Jul-25

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 6 months.~~

This Statement of Information was prepared on: 18 July 2025



1/3 GREEN STREET RINGWOOD EAST VIC 3135

 3  2  1

Sold Price **\$725,000** Sold Date **13-Mar-25**

Distance **0.29km**



4/320 MAROONDAH HIGHWAY RINGWOOD VIC 3134

 4  2  2

Sold Price **\$860,000** Sold Date **01-Feb-25**

Distance **1.26km**



6/10 CANTERBURY ROAD HEATHMONT VIC 3135

 3  2  2

Sold Price ^{RS} **\$850,000** Sold Date **03-Jul-25**

Distance **1.3km**

RS = Recent sale UN = Undisclosed Sale

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