## 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

3/20 Freeman Street, Ringwood East Vic 3135

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ting		
Range betweer	\$500,000		&		\$550,000			
Median sale p	rice							
Median price	\$690,000	Pro	operty Type	Unit			Suburb	Ringwood East
Period - From	01/07/2022	to	30/09/2022		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	4/4-6 Mullum Mullum Rd RINGWOOD 3134	\$545,000	29/05/2022
2	3/16 Wilana St RINGWOOD 3134	\$520,000	18/06/2022
3	2/34 Dublin Rd RINGWOOD EAST 3135	\$500,000	20/07/2022

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:

24/10/2022 09:13









Property Type: Unit Land Size: 140 sqm approx Agent Comments Indicative Selling Price \$500,000 - \$550,000 Median Unit Price September quarter 2022: \$690,000

# **Comparable Properties**



3/16 Wilan

4/4-6 Mullum Mullum Rd RINGWOOD 3134 (REI)



Price: \$545,000 Method: Private Sale Date: 29/05/2022 Property Type: Unit

3/16 Wilana St RINGWOOD 3134 (REI/VG)

Agent Comments

Agent Comments

Agent Comments





Price: \$520,000 Method: Auction Sale Date: 18/06/2022 Property Type: Unit Land Size: 139 sqm approx

2/34 Dublin Rd RINGWOOD EAST 3135 (REI/VG)

Price: \$500,000 Method: Private Sale Date: 20/07/2022 Property Type: Unit Land Size: 141 sqm approx

Account - Philip Webb



property data

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