

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 consumer.vic.gov.au/underquoting

Range between \$500,000 & \$550,000

Median sale price

Median price \$690,000 Property Type Unit Suburb Ringwood East

Period - From 01/07/2022 to 30/09/2022 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	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



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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



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

Agent Comments

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



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

Agent Comments

 2  1  1

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)

Agent Comments

 2  1  1

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

Account - Philip Webb