

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

4/38 Eastfield Road, Ringwood East Vic 3135

Indicative selling price

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

Range between \$495,000

&

\$544,500

Median sale price

Median price \$643,500

Property Type Unit

Suburb Ringwood East

Period - From 07/05/2019

to

06/05/2020

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	2/20 Freeman St RINGWOOD EAST 3135	\$547,000	07/12/2019
2	2/11 Freeman St RINGWOOD EAST 3135	\$500,000	28/11/2019
3	7/4-6 Rosedale Cr RINGWOOD EAST 3135	\$490,000	20/02/2020

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:

07/05/2020 14:52



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Property Type: Unit

Agent Comments

Indicative Selling Price

\$495,000 - \$544,500

Median Unit Price

07/05/2019 - 06/05/2020: \$643,500

Comparable Properties



2/20 Freeman St RINGWOOD EAST 3135 (REI/VG)

Agent Comments

 2  1  1

Price: \$547,000

Method: Auction Sale

Date: 07/12/2019

Rooms: 3

Property Type: Unit

Land Size: 140 sqm approx



2/11 Freeman St RINGWOOD EAST 3135 (REI/VG)

Agent Comments

 2  1  1

Price: \$500,000

Method: Private Sale

Date: 28/11/2019

Rooms: 3

Property Type: Unit



7/4-6 Rosedale Cr RINGWOOD EAST 3135 (REI/VG)

Agent Comments

 2  1  1

Price: \$490,000

Method: Private Sale

Date: 20/02/2020

Rooms: 3

Property Type: Unit