## 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

2/36 Eastfield Road, Ringwood East Vic 3135

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$600,000		&		\$660,000				
Median sale price									
Median price	\$740,000	Pro	operty Type	Unit			Suburb	Ringwood East	
Period - From	01/10/2024	to	31/12/2024		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	1/20 Freeman St RINGWOOD EAST 3135	\$605,000	01/12/2024
2	2/68 Oban Rd RINGWOOD 3134	\$660,000	23/09/2024
3	2/64-66 Beaufort Rd CROYDON 3136	\$640,000	24/08/2024

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:

29/01/2025 15:42









Rooms: 3 Property Type: Flat/Unit/Apartment (Res) Agent Comments Indicative Selling Price \$600,000 - \$660,000 Median Unit Price December quarter 2024: \$740,000

# **Comparable Properties**

1/20 Freeman St RINGWOOD EAST 3135 (REI/VG)         2       1         Price: \$605,000         Method: Private Sale         Date: 01/12/2024         Property Type: Unit	Agent Comments
2/68 Oban Rd RINGWOOD 3134 (VG) 2    -    - Price: \$660,000 Method: Sale Date: 23/09/2024 Property Type: Flat/Unit/Apartment (Res)	Agent Comments
2/64-66 Beaufort Rd CROYDON 3136 (REI/VG) 2 1 2 2 Price: \$640,000 Method: Private Sale Date: 24/08/2024 Property Type: Unit Land Size: 191 sqm approx	Agent Comments

#### Account - Barry Plant | P: 03 9735 3300



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