

# 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 7/3-5 Federal Road, Ringwood East Vic 3135

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$560,000 & \$610,000

### Median sale price

Median price \$740,000 Property Type Unit Suburb Ringwood East

Period - From 01/10/2024 to 31/12/2024 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	3/9 Kennedy Av RINGWOOD 3134	\$580,000	20/01/2025
2	2/3-5 Federal Rd RINGWOOD EAST 3135	\$610,000	04/12/2024
3	1/20 Freeman St RINGWOOD EAST 3135	\$605,000	01/12/2024

**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: 07/03/2025 11:18

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**Indicative Selling Price**

\$560,000 - \$610,000

**Median Unit Price**

December quarter 2024: \$740,000



**Property Type:** Unit

**Land Size:** 170 sqm approx

Agent Comments

## Comparable Properties



**3/9 Kennedy Av RINGWOOD 3134 (REI)**

Agent Comments



**Price:** \$580,000

**Method:** Private Sale

**Date:** 20/01/2025

**Property Type:** Townhouse (Single)

**Land Size:** 233 sqm approx



**2/3-5 Federal Rd RINGWOOD EAST 3135 (REI)**

Agent Comments



**Price:** \$610,000

**Method:** Private Sale

**Date:** 04/12/2024

**Property Type:** Unit



**1/20 Freeman St RINGWOOD EAST 3135 (REI/VG)**

Agent Comments



**Price:** \$605,000

**Method:** Private Sale

**Date:** 01/12/2024

**Property Type:** Unit

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