

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

1/31 Freeman Street, Ringwood East Vic 3135

Indicative selling price

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

Range between \$620,000 & \$680,000

Median sale price

Median price \$756,750 Property Type House Suburb Ringwood East

Period - From 01/07/2019 to 30/09/2019 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	3/11 Patterson St RINGWOOD EAST 3135	\$674,000	13/11/2019
2	2/65 Dublin Rd RINGWOOD EAST 3135	\$621,000	14/11/2019
3	7/2 Freeman St RINGWOOD EAST 3135	\$612,000	08/11/2019

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:

12/12/2019 15:55



Property Type: Unit
Agent Comments

Indicative Selling Price

\$620,000 - \$680,000

Median House Price

September quarter 2019: \$756,750

Comparable Properties



3/11 Patterson St RINGWOOD EAST 3135 (REI) **Agent Comments**



Price: \$674,000

Method: Sold Before Auction

Date: 13/11/2019

Rooms: 3

Property Type: Unit



2/65 Dublin Rd RINGWOOD EAST 3135 (REI) **Agent Comments**



Price: \$621,000

Method: Private Sale

Date: 14/11/2019

Rooms: 3

Property Type: Unit

Land Size: 206 sqm approx



7/2 Freeman St RINGWOOD EAST 3135 (REI) **Agent Comments**



Price: \$612,000

Method: Private Sale

Date: 08/11/2019

Rooms: 4

Property Type: Unit