## 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 betweer	\$620,000		&		\$680,000					
Median sale pr	rice									
Median price	\$756,750	Pro	operty Type	Hous	se		Suburb	Ringwood East		
Period - From	01/07/2019	to	30/09/2019		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.

Ado	dress 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) A

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

Account - Max Brown | P: 131 629 | F: 1300 329 629



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.