

# 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

2/25 Old Lilydale 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 \$630,000

&

\$690,000

### Median sale price

Median price \$618,000

Property Type Unit

Suburb Ringwood East

Period - From 12/04/2020

to

11/04/2021

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	2/361 Maroondah Hwy RINGWOOD 3134	\$686,000	22/12/2020
2	5/66 Oban Rd RINGWOOD 3134	\$672,000	10/12/2020
3	1/57 Oban Rd RINGWOOD 3134	\$659,000	08/03/2021

**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:

12/04/2021 10:25

2/25 Old Lilydale Road, Ringwood East Vic 3135



PhilipWebb

David Blundell

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**Indicative Selling Price**

\$630,000 - \$690,000

**Median Unit Price**

12/04/2020 - 11/04/2021: \$618,000



3 1 2

**Property Type:** Townhouse  
(Single)

**Land Size:** 320 sqm approx

Agent Comments

## Comparable Properties



**2/361 Maroondah Hwy RINGWOOD 3134 (VG)**

Agent Comments

3 - -

**Price:** \$686,000

**Method:** Sale

**Date:** 22/12/2020

**Property Type:** House (Res)

**Land Size:** 397 sqm approx



**5/66 Oban Rd RINGWOOD 3134 (VG)**

Agent Comments

3 - -

**Price:** \$672,000

**Method:** Sale

**Date:** 10/12/2020

**Property Type:** Flat/Unit/Apartment (Res)



**1/57 Oban Rd RINGWOOD 3134 (REI)**

Agent Comments

3 1 1

**Price:** \$659,000

**Method:** Private Sale

**Date:** 08/03/2021

**Property Type:** Unit

**Land Size:** 297 sqm approx

Account - Philip Webb



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.