

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 9 Railway Avenue, Ringwood East Vic 3135

Indicative selling price

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

Range between \$700,000 & \$770,000

Median sale price

Median price \$1,052,500 Property Type House Suburb Ringwood East

Period - From 01/07/2021 to 30/06/2022 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	1/25 Rosedale Cr RINGWOOD EAST 3135	\$730,000	27/07/2022
2	4/32 Lena Gr RINGWOOD 3134	\$740,000	31/03/2022
3	1/2 Albert St RINGWOOD 3134	\$746,000	01/08/2022

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: 26/09/2022 15:05



 3  1  1

Rooms: 4
Property Type: House
Land Size: 390 sqm approx
Agent Comments

Indicative Selling Price
\$700,000 - \$770,000
Median House Price
Year ending June 2022: \$1,052,500

Comparable Properties



1/25 Rosedale Cr RINGWOOD EAST 3135 (REI) **Agent Comments**

 3  1  1

Price: \$730,000
Method: Private Sale
Date: 27/07/2022
Property Type: House
Land Size: 477 sqm approx



4/32 Lena Gr RINGWOOD 3134 (REI/VG) **Agent Comments**

 3  1  2

Price: \$740,000
Method: Private Sale
Date: 31/03/2022
Property Type: Unit
Land Size: 236 sqm approx



1/2 Albert St RINGWOOD 3134 (REI) **Agent Comments**

 3  1  1

Price: \$746,000
Method: Private Sale
Date: 01/08/2022
Property Type: House (Res)
Land Size: 275 sqm approx

Account - Philip Webb