

## 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

1/13 Mines 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$510,000

&

\$530,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$640,000

Property type

Unit

Suburb

Ringwood East

Period-from

01 Jul 2019

to

30 Jun 2020

Source

Corelogic

### 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 6 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

3/69 Warrandyte Road Ringwood VIC 3134	\$515,000	15-Feb-20
2/10 Lena Grove Ringwood VIC 3134	\$520,000	19-May-20
1/24 Mt Dandenong Road Ringwood East VIC 3135	\$540,000	28-Jan-20

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 6 months.~~

This Statement of Information was prepared on: 18 July 2020



**3/69 Warrandyte Road Ringwood  
VIC 3134**

 2  1  1

Sold Price

**\$515,000**

Sold Date **15-Feb-20**

Distance **1.41km**



**2/10 Lena Grove Ringwood VIC  
3134**

 2  1  1

Sold Price

**\$520,000**

Sold Date **19-May-20**

Distance **1.44km**



**1/24 Mt Dandenong Road  
Ringwood East VIC 3135**

 2  1  1

Sold Price

**\$540,000**

Sold Date **28-Jan-20**

Distance **0.7km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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