

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

1/10 Mirabel Avenue, Ringwood East Vic 3135

Indicative selling price

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

Range between \$640,000 & \$700,000

Median sale price

Median price \$685,000 Property Type Unit 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	3/21 Rosedale Cr RINGWOOD EAST 3135	\$696,000	21/09/2019
2	2/10 Mirabel Av RINGWOOD EAST 3135	\$650,000	26/10/2019
3	3/3 Freeman St RINGWOOD EAST 3135	\$641,500	13/12/2019

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: 13/01/2020 14:39



Property Type: Townhouse
(Single)
Agent Comments

Indicative Selling Price
\$640,000 - \$700,000
Median Unit Price
September quarter 2019: \$685,000

Comparable Properties



3/21 Rosedale Cr RINGWOOD EAST 3135
(REI/VG)

Agent Comments



Price: \$696,000
Method: Auction Sale
Date: 21/09/2019
Rooms: 3
Property Type: Unit
Land Size: 292 sqm approx



2/10 Mirabel Av RINGWOOD EAST 3135
(REI/VG)

Agent Comments



Price: \$650,000
Method: Auction Sale
Date: 26/10/2019
Property Type: Unit



3/3 Freeman St RINGWOOD EAST 3135 (REI)

Agent Comments



Price: \$641,500
Method: Private Sale
Date: 13/12/2019
Rooms: 3
Property Type: Unit