

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

5/3 Mines Road, Ringwood East Vic 3135

Indicative selling price

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

Range between \$660,000

&

\$720,000

Median sale price

Median price \$722,500

Property Type Unit

Suburb Ringwood East

Period - From 01/01/2023

to

31/03/2023

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	2/25 Evon Av RINGWOOD EAST 3135	\$700,000	18/03/2023
2	4/3-5 Wilana St RINGWOOD 3134	\$655,000	01/02/2023
3	1/16 Alexandra Rd RINGWOOD EAST 3135	\$620,000	09/02/2023

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:

27/04/2023 13:54



 4  1  2

Property Type: Unit
Land Size: 376 sqm approx
Agent Comments
Additional room at back of garage that can be used as a bedroom or rumpus.

Indicative Selling Price
\$660,000 - \$720,000
Median Unit Price
March quarter 2023: \$722,500

Comparable Properties



2/25 Evon Av RINGWOOD EAST 3135 (REI)

Agent Comments

 3  1  1

Price: \$700,000
Method: Private Sale
Date: 18/03/2023
Property Type: Unit
Land Size: 380 sqm approx



4/3-5 Wilana St RINGWOOD 3134 (REI)

Agent Comments

 2  1  1

Price: \$655,000
Method: Private Sale
Date: 01/02/2023
Property Type: Unit
Land Size: 212 sqm approx

1/16 Alexandra Rd RINGWOOD EAST 3135 (VG)

Agent Comments

 3  -  -

Price: \$620,000
Method: Sale
Date: 09/02/2023
Property Type: Flat/Unit/Apartment (Res)