## 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	cons	sumer.vic.go	v.au/	underquot	ing		
Range betwee	\$660,000		&		\$720,000			
Median sale p	rice							
Median price	\$722,500	Pro	operty Type	Unit			Suburb	Ringwood East
Period - From	01/01/2023	to	31/03/2023		So	urce	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.

Ade	dress 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

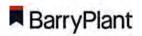
OR

**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



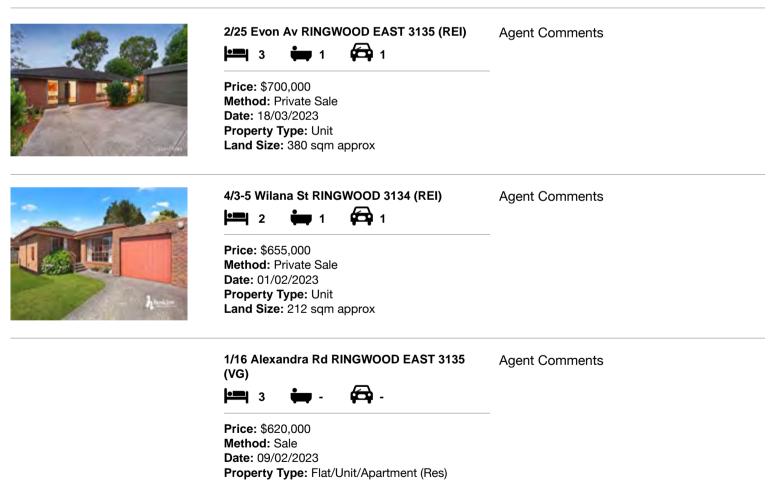






Property Type: Unit Land Size: 376 sqm approx Agent Comments Additional room at back of garage that can be used as a bedroom or rumpus. Indicative Selling Price \$660,000 - \$720,000 Median Unit Price March quarter 2023: \$722,500

# **Comparable Properties**



#### Account - Barry Plant | P: 03 9842 8888



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