

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

2/1 Mines Road, Ringwood East Vic 3135

Indicative selling price

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

Range between \$530,000 & \$580,000

Median sale price

Median price \$658,000 Property Type Unit Suburb Ringwood East

Period - From 01/10/2020 to 30/09/2021 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	2/98 Ringwood St RINGWOOD 3134	\$580,000	18/10/2021
2	5/20-22 Beaufort Rd CROYDON 3136	\$565,000	22/07/2021
3	1a Fremont St HEATHMONT 3135	\$560,000	16/10/2021

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:

26/11/2021 10:55

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Indicative Selling Price

\$530,000 - \$580,000

Median Unit Price

Year ending September 2021: \$658,000



2 1 2

Property Type: Unit

Agent Comments

Comparable Properties



2/98 Ringwood St RINGWOOD 3134 (REI)

Agent Comments

2 1 1

Price: \$580,000

Method: Private Sale

Date: 18/10/2021

Property Type: Unit

Land Size: 260 sqm approx



5/20-22 Beaufort Rd CROYDON 3136 (REI)

Agent Comments

2 1 1

Price: \$565,000

Method: Private Sale

Date: 22/07/2021

Property Type: Unit



1a Fremont St HEATHMONT 3135 (REI)

Agent Comments

2 1 1

Price: \$560,000

Method: Private Sale

Date: 16/10/2021

Property Type: Unit

Land Size: 254 sqm approx

Account - McGrath Blackburn | P: 03 9877 1277 | F: 03 9878 1613