
STATEMENT OF INFORMATION

Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

3/2a Rupert Street, Ringwood Vic 3134

Indicative selling price

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

range between

\$600,000

&

\$660,000

Median sale price

Median price

\$596,000

*House

*Unit

x

Suburb

Ringwood

Period - From

1 January 2017

to

31 March 2017

Source

REIV propertydata.com.au

Comparable property sales

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. 2/11 Ware Cr RINGWOOD EAST 3135	\$600,000	25/03/2017
2. 2/125 Warrandyte Rd RINGWOOD NORTH 3134	\$633,000	07/03/2017
3. 2/18 Sunbeam Av RINGWOOD EAST 3135	\$670,000	08/04/2017

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on 8th May 2017.

Additional information about comparable sales.



RINGWOOD EAST 2/11 Ware Crescent

2 BED 1 BATH 2 CAR

METHOD Auction

TYPE Unit



RINGWOOD NORTH 2/125 Warrandyte Road

2 BED 1 BATH 1 CAR

METHOD Private Sale

TYPE Townhouse



RINGWOOD EAST 2/18 Sunbeam Avenue

2 BED 2 BATH 2 CAR

METHOD Auction

TYPE Unit

LAND 379sqm

Property data source: [REIV propertydata.com.au](https://www.reiv.propertydata.com.au). Generated on 8th May 2017.