

# 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 13 Railway Avenue, Ringwood East Vic 3135

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$\* or range between \$740,000 & \$790,000

### Median sale price

Median price \$756,750 Property type House Suburb Ringwood East

Period - From 1/7/2019 to 30/9/2019 Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

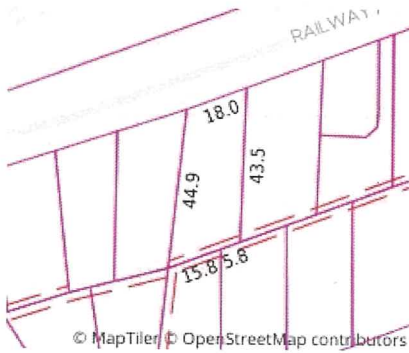
A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property	Price	Date of sale
1 Carcoola Road, Ringwood East 3135	\$763,500	20/8/2019
65 Mullum Mullum Road, Ringwood 3134	\$760,000	9/8/2019
24 Nestan Drive, Ringwood 3134	\$745,000	20/7/2019

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: 29/10/2019 12:47



**Property Type:**  
**Agent Comments**

**Indicative Selling Price**  
\$740,000 - \$790,000  
**Median House Price**  
September quarter 2019: \$756,750

## Comparable Properties



**1 Caroola Rd RINGWOOD EAST 3135 (REI)**

**Agent Comments**



**Price:** \$763,500  
**Method:** Private Sale  
**Date:** 20/08/2019  
**Rooms:** 4  
**Property Type:** House (Res)  
**Land Size:** 713 sqm approx



**65 Mullum Mullum Rd RINGWOOD 3134 (REI/VG)**

**Agent Comments**



**Price:** \$760,000  
**Method:** Private Sale  
**Date:** 09/08/2019  
**Property Type:** House  
**Land Size:** 706 sqm approx



**24 Nestan Dr RINGWOOD 3134 (REI)**

**Agent Comments**



**Price:** \$745,000  
**Method:** Auction Sale  
**Date:** 20/07/2019  
**Property Type:** House (Res)