

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

8/21 Freeman Street, Ringwood East Vic 3135

Indicative selling price

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

Single price

\$640,000

Median sale price

Median price

\$755,250

Property Type

Unit

Suburb

Ringwood East

Period - From

01/10/2021

to

31/12/2021

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	2/18 Greenwood Av RINGWOOD 3134	\$650,000	22/12/2021
2	3/13 Wilana St RINGWOOD 3134	\$640,000	08/03/2022
3	3/43 Beaufort Rd CROYDON 3136	\$621,000	18/12/2021

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:

22/03/2022 17:28



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Rooms: 5
Property Type: Unit
Land Size: 130 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$640,000
Median Unit Price
December quarter 2021: \$755,250

Comparable Properties



2/18 Greenwood Av RINGWOOD 3134 (REI/VG) [Agent Comments](#)

 2  1  2

Price: \$650,000
Method: Private Sale
Date: 22/12/2021
Property Type: Unit



3/13 Wilana St RINGWOOD 3134 (REI)

[Agent Comments](#)

 2  1  1

Price: \$640,000
Method: Sold Before Auction
Date: 08/03/2022
Rooms: 4
Property Type: Unit
Land Size: 145 sqm approx



3/43 Beaufort Rd CROYDON 3136 (VG)

[Agent Comments](#)

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Price: \$621,000
Method: Sale
Date: 18/12/2021
Property Type: Flat/Unit/Apartment (Res)