

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 Velma Grove, Ringwood East Vic 3135

Indicative selling price

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

Range between \$985,000 & \$1,080,000

Median sale price

Median price \$1,100,000 Property Type House 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	3 Marwarra St RINGWOOD EAST 3135	\$1,075,000	10/02/2022
2			
3			

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.~~

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 3  2  2

Property Type: House (Res)

Land Size: 867 sqm approx

Agent Comments

Indicative Selling Price

\$985,000 - \$1,080,000

Median House Price

December quarter 2021: \$1,100,000



Comparable Properties



3 Marwarra St RINGWOOD EAST 3135 (REI)

Agent Comments

 3  1  1

Price: \$1,075,000

Method: Private Sale

Date: 10/02/2022

Property Type: House

Land Size: 803 sqm approx

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.

Account - Philip Webb