

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

6/25 Railway Avenue Ringwood East VIC 3135

Indicative selling price

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

Single Price

or range
between

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Ringwood East

Period-from

01 Jun 2019

to

31 May 2020

Source

Corelogic

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 6 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

2/13 Mines Road Ringwood East VIC 3135	\$480,000	24-Dec-19
7/4-6 Rosedale Crescent Ringwood East VIC 3135	\$490,000	20-Feb-20
3/25 Railway Avenue Ringwood East VIC 3135	\$510,000	29-May-20

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 6 months.~~

This Statement of Information was prepared on: 09 June 2020



**2/13 Mines Road Ringwood East
VIC 3135**

2 1 2

Sold Price **\$480,000** Sold Date **24-Dec-19**

Distance **0.96km**



**7/4-6 Rosedale Crescent Ringwood
East VIC 3135**

2 1 1

Sold Price **\$490,000** Sold Date **20-Feb-20**

Distance **0.32km**



**3/25 Railway Avenue Ringwood
East VIC 3135**

2 1 1

Sold Price ^{RS} **\$510,000** Sold Date **29-May-20**

Distance **0.01km**

RS = Recent sale **UN** = Undisclosed Sale

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