

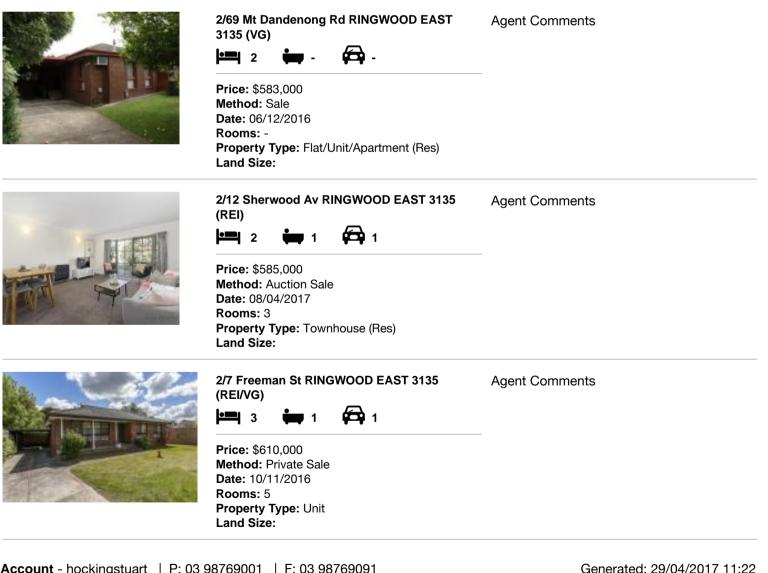


Rooms: Property Type: Townhouse (Single) Land Size: 174 Agent Comments

Indicative Selling Price \$560,000 - \$616,000 **Median Unit Price** March quarter 2017: \$635,500

You might want to sell your car when you become the owner of this beautifully presented, single-level unit. In a private garden setting at the front of 5, it's in the Ringwood Secondary zone, a few short steps from Ringwood East station, shops, cafes, Tintern Grammar School, Maroondah Hospital, schools and reserves; with bus stop at front and convenient to Eastland, EastLink and key infrastructure.

Comparable Properties



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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	1/162 Railway Avenue, Ringwood East Vic 3135
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov/underquoting							
Range between \$560,000		&	\$616,000				
Median sale pr	ice						
Median price	\$635,500	Unit X	Subur	b Ringwood East			
Period - From	01/01/2017 to	31/03/2017	Source RE	IV			

Comparable property sales

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
2/69 Mt Dandenong Rd RINGWOOD EAST 3135	\$583,000	06/12/2016
2/12 Sherwood Av RINGWOOD EAST 3135	\$585,000	08/04/2017
2/7 Freeman St RINGWOOD EAST 3135	\$610,000	10/11/2016

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