



2
 1
 2

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



2/69 Mt Dandenong Rd RINGWOOD EAST 3135 (VG)

Agent Comments

2
 -
 -

Price: \$583,000
Method: Sale
Date: 06/12/2016
Rooms: -
Property Type: Flat/Unit/Apartment (Res)
Land Size:



2/12 Sherwood Av RINGWOOD EAST 3135 (REI)

Agent Comments

2
 1
 1

Price: \$585,000
Method: Auction Sale
Date: 08/04/2017
Rooms: 3
Property Type: Townhouse (Res)
Land Size:



2/7 Freeman St RINGWOOD EAST 3135 (REI/VG)

Agent Comments

3
 1
 1

Price: \$610,000
Method: Private Sale
Date: 10/11/2016
Rooms: 5
Property Type: Unit
Land Size:

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

1/162 Railway Avenue, Ringwood East Vic 3135

Indicative selling priceFor the meaning of this price see consumer.vic.gov/underquoting

Range between

\$560,000

&

\$616,000

Median sale price

Median price

\$635,500

Unit

X

Suburb

Ringwood East

Period - From

01/01/2017

to

31/03/2017

Source

REIV

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