
STATEMENT OF INFORMATION**Single residential property located
in the Melbourne metropolitan area.**

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

31 Cheong Street, Ringwood East, 3135.
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Indicative selling price

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

Range between

\$650,000

&

\$715,000

Median sale price

Median price

\$833,500

House

X

Unit

Suburb

Ringwood East

Period - From

01 April 2017

to

31 March 2017

Source

REIV propertydata.com.au

Comparable property sales

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. 23a Lucille Avenue, Croydon South.	\$708,500	14/12/2016
2. 2/33 Mount Dandenong Road, Ringwood East.	\$685,000	25/03/2017
3. 2/13 Valda Avenue, Ringwood East	\$680,000	25/03/2017

Property data source: REIV propertydata.com.au. Generated on 02 June 2017.

Additional information about comparable sales.



Croydon South 23a Lucille Avenue

3 BED 2 BATH 2 CAR

METHOD Private Sale
TYPE House
LAND 360m2



Ringwood East 2/33 Mount Dandenong Road

3 BED 2 BATH 2 CAR

METHOD Auction
TYPE House
LAND 217m2



Ringwood East 2/13 Valda Avenue

3 BED 1 BATH 1 CAR

METHOD Auction
TYPE Townhouse
LAND 362m2

Property data source: REIV propertydata.com.au. Generated on 02 June 2017.