

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 Mountain Lane, Ringwood Vic 3134

Indicative selling price

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

Range between \$595,000

&

\$645,000

Median sale price

Median price \$529,500

Property Type Unit

Suburb Ringwood

Period - From 13/08/2019

to

12/08/2020

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	4/11 Aubrey St VERMONT 3133	\$656,000	25/02/2020
2	7/23-25 Wilana St RINGWOOD 3134	\$630,000	27/05/2020
3	4/16 Thomas St RINGWOOD 3134	\$600,000	29/02/2020

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.~~

This Statement of Information was prepared on:

13/08/2020 14:08



 2  2  1

Property Type: Unit

Agent Comments

Indicative Selling Price

\$595,000 - \$645,000

Median Unit Price

13/08/2019 - 12/08/2020: \$529,500

Comparable Properties



4/11 Aubrey St VERMONT 3133 (REI/VG)

Agent Comments

 2  1  2

Price: \$656,000

Method: Private Sale

Date: 25/02/2020

Property Type: Unit



7/23-25 Wilana St RINGWOOD 3134 (REI/VG)

Agent Comments

 2  1  1

Price: \$630,000

Method: Private Sale

Date: 27/05/2020

Property Type: Unit



4/16 Thomas St RINGWOOD 3134 (REI/VG)

Agent Comments

 2  2  2

Price: \$600,000

Method: Auction Sale

Date: 29/02/2020

Property Type: Unit

Land Size: 226 sqm approx