

36 Railway Avenue Ringwood East VIC 3135

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Statement of Information for Residential Property

Property Offered For Sale: 27 Victoria Street, Ringwood East

Type: House **Land:** 797sqm (approx) **4 BED 2 BATH 1 CAR**

Agent Comments:

INDICATIVE SELLING PRICE: \$950,000 - \$1,045,000

MEDIAN HOUSE PRICE: Quarter ending March 2017: \$840,000



Ringwood East 3 Wingate Avenue

PRICE	\$1,080,000	AGENT COMMENTS
SALE DATE	3 June 2017	
METHOD	Auction Sale	
TYPE	House	
LAND	987sqm (approx)	

5 BED 2 BATH 2 CAR



Ringwood East 7 Highton Street

PRICE	\$1,175,000	AGENT COMMENTS
SALE DATE	17 June 2017	
METHOD	Auction Sale	
TYPE	House	
LAND	842sqm (approx)	

4 BED 2 BATH 1 CAR



Ringwood East 19 Rotherwood Avenue

PRICE	\$1,060,000	AGENT COMMENTS
SALE DATE	26 May 2017	
METHOD	Sold Before Auction	
TYPE	House	
LAND	812sqm (approx)	

4 BED 2 BATH 2 CAR



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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

27 Victoria Street, Ringwood East VIC 3135
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Indicative selling price

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

Indicative Selling
Range between

\$950,000

&

\$1,045,000

Median sale price

Median price

\$840,000

House

*

Suburb

Ringwood East

Period From

1st January 2017

to

31st March 2017

Source

RP Data

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) 3 Wingate Avenue, Ringwood East (5 bed, 2 bath, 2 car, 987m2)	\$1,080,000	03/06/2017
2) 7 Highton Street, Ringwood East (4 bed, 2 bath, 1 car, 842m2)	\$1,175,000	17/03/2017
3) 19 Rotherwood Avenue, Ringwood East (4 bed, 2 bath, 2 car, 812m2)	\$1,060,000	08/04/2017