

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	2/31 Freeman Street, Ringwood East Vic 3135
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Indicative selling price

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

Range between	\$590,000	&	\$620,000
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Median sale price

Median price	\$630,000	House		Unit	X	Suburb	Ringwood East
Period - From	01/07/2017	to	30/09/2017	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	1/162-164 Railway Av RINGWOOD EAST 3135	\$620,000	09/06/2017
2	3/61 Dublin Rd RINGWOOD EAST 3135	\$616,000	26/08/2017
3	1/39 Mt Dandenong Rd RINGWOOD EAST 3135	\$605,000	12/09/2017

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.~~

2/31 Freeman Street, Ringwood East Vic 3135

carter

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Indicative Selling Price

\$590,000 - \$620,000

Median Unit Price

September quarter 2017: \$630,000



2 1 1

Rooms:

Property Type: Unit

Agent Comments

Comparable Properties



1/162-164 Railway Av RINGWOOD EAST 3135 (REI) **Agent Comments**

2 1 2

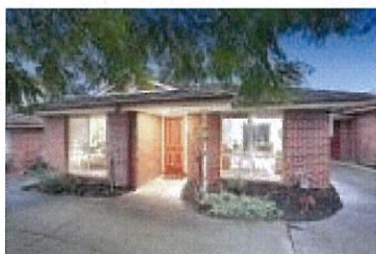
Price: \$620,000

Method: Private Sale

Date: 09/06/2017

Rooms: 3

Property Type: Unit



3/61 Dublin Rd RINGWOOD EAST 3135 (REI) **Agent Comments**

2 1 1

Price: \$616,000

Method: Private Sale

Date: 26/08/2017

Rooms: 3

Property Type: Unit

Land Size: 148 sqm approx



1/39 Mt Dandenong Rd RINGWOOD EAST 3135 (REI) **Agent Comments**

2 1 2

Price: \$605,000

Method: Private Sale

Date: 12/09/2017

Rooms: 5

Property Type: Unit