

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

1/20 Freeman Street, Ringwood East Vic 3135

Indicative selling price

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

Single price \$610,000

Median sale price

Median price \$739,750

Property Type Unit

Suburb Ringwood East

Period - From 01/07/2024

to 30/09/2024

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	9/3 Turnbull Ct RINGWOOD 3134	\$610,300	27/08/2024
2	2/65 Warrandyte Rd RINGWOOD 3134	\$620,000	01/08/2024
3	2/82 Warrandyte Rd RINGWOOD 3134	\$611,400	25/05/2024

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:

18/10/2024 21:07

1/20 Freeman Street, Ringwood East Vic 3135



2 1 1

Property Type: Unit
Agent Comments

Indicative Selling Price
\$610,000
Median Unit Price
September quarter 2024: \$739,750

Comparable Properties



9/3 Turnbull Ct RINGWOOD 3134 (VG)

Agent Comments

2 - -

Price: \$610,300
Method: Sale
Date: 27/08/2024
Property Type: Flat/Unit/Apartment (Res)



2/65 Warrandyte Rd RINGWOOD 3134 (REI/VG) Agent Comments

2 1 1

Price: \$620,000
Method: Private Sale
Date: 01/08/2024
Property Type: Unit



2/82 Warrandyte Rd RINGWOOD 3134 (REI/VG) Agent Comments

2 2 1

Price: \$611,400
Method: Auction Sale
Date: 25/05/2024
Property Type: Unit
Land Size: 105 sqm approx

Account - Vogl & Walpole Estate Agents | P: 03 8580 6200



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