

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 207/5-7 Browns Avenue, Ringwood Vic 3134

Indicative selling price

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

Range between \$450,000 & \$490,000

Median sale price

Median price \$618,000 Property type Unit Suburb Ringwood East

Period - From 01/07/2020 to 30/09/2020 Source REIV

Comparable property sales

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
2/17a Mt Dandenong Road, Ringwood East 3135	\$501,000	05/10/2020
3/32 Barkly Street, Ringwood Vic 3134	\$495,000	22/09/2020
205/3 Heatherbrae Avenue, Ringwood Vic 3134	\$490,000	21/08/2020

This Statement of Information was prepared on: 24-11-2020