

# .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 5/25 Railway Avenue, Ringwood East Vic 3135

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$\* or range between \$560,000 & \$600,000

### Median sale price

Median price \$635,750 Property type Unit Suburb Ringwood East

Period - From 1/10/2019 to 31/12/2019 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
1/17 Freeman Street, RINGWOOD EAST 3135	\$580,000	5/12/2019
2/29 Arlington Street, RINGWOOD 3134	\$580,000	7/12/2019
2/11 Braeside Avenue, RINGWOOD EAST 3135	\$561,000	24/9/2019

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: 20/1/2020 18:30



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Property Type: Unit

Agent Comments

Indicative Selling Price

\$560,000 - \$600,000

Median Unit Price

December quarter 2019: \$635,750

## Comparable Properties



1/17 Freeman St RINGWOOD EAST 3135  
(REI/VG)

Agent Comments

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Price: \$580,000

Method: Private Sale

Date: 05/12/2019

Property Type: Unit

Land Size: 135 sqm approx



2/29 Arlington St RINGWOOD 3134 (REI)

Agent Comments

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Price: \$580,000

Method: Auction Sale

Date: 07/12/2019

Rooms: 3

Property Type: Unit

Land Size: 151 sqm approx



2/11 Braeside Av RINGWOOD EAST 3135 (VG) Agent Comments

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Price: \$561,000

Method: Sale

Date: 24/09/2019

Property Type: Flat/Unit/Apartment (Res)