

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 Unit 2 / 16-18 Shasta Avenue, Ringwood East 3135

Indicative selling price

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

Single price \$* 958,000

or range between

&

Median sale price

Median price \$ 1,035,500

Property type House

Suburb Ringwood East 3135

Period - From 1 Jan 2021

to

31 Mar 2021

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 Hender St RINGWOOD EAST 3135 VIC	\$1,185,000	26/11/2020
8 Hill St RINGWOOD EAST 3135 VIC	\$952,000	19/01/2021
14 Byways Dr RINGWOOD EAST 3135 VIC	\$985,000	20/03/2021

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: 16 APR 2021