

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

3/8 Shasta Avenue, Ringwood East Vic 3135

Indicative selling price

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

Range between \$670,000 & \$735,000

Median sale price

Median price \$655,000 Property Type Unit Suburb Ringwood East

Period - From 01/01/2021 to 31/03/2021 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	1/134 Railway Av RINGWOOD EAST 3135	\$756,000	20/03/2021
2	3/62 Bedford Rd RINGWOOD 3134	\$730,050	24/04/2021
3	2/9 Paxton St RINGWOOD 3134	\$721,700	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:

30/04/2021 11:25



 3  1  2

Rooms: 4
Property Type: Unit
Agent Comments

Indicative Selling Price
\$670,000 - \$735,000
Median Unit Price
March quarter 2021: \$655,000

Comparable Properties

1/134 Railway Av RINGWOOD EAST 3135 (REI) **Agent Comments**

 3  3  2

Price: \$756,000
Method: Auction Sale
Date: 20/03/2021
Property Type: Townhouse (Res)



3/62 Bedford Rd RINGWOOD 3134 (REI)

Agent Comments

 3  1  1

Price: \$730,050
Method: Auction Sale
Date: 24/04/2021
Property Type: Unit



2/9 Paxton St RINGWOOD 3134 (REI)

Agent Comments

 3  1  2

Price: \$721,700
Method: Auction Sale
Date: 20/03/2021
Property Type: Unit
Land Size: 455 sqm approx