

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address 2/10 Langley Street, Ringwood East VIC 3135

Indicative selling price

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

Range \$520,000 - \$560,000
Between

Median sale price

Median price \$566,000 Unit Suburb RINGWOOD EAST

Period - From 1/1/2019 to 31/3/2019 Source REIV

Comparable property sales

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 – 1/7 Federal Road, Ringwood East	\$525,000	14 Feb 2019
2 – 2/38 Carcoola Road, Ringwood East	\$535,000	16 May 2019
3 – 3/27 Railway Avenue, Ringwood East	\$555,000	4 Apr 2019