

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

2/16 Mirabel Avenue, Ringwood East Vic 3135

Indicative selling price

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

Range between \$700,000 & \$770,000

Median sale price

Median price \$712,500 Property Type Unit Suburb Ringwood East

Period - From 01/07/2023 to 30/06/2024 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	2/16 Alexandra Rd RINGWOOD EAST 3135	\$757,000	09/08/2024
2	5/13-15 Vernon St CROYDON 3136	\$770,000	15/06/2024
3	3/10 Langley St RINGWOOD EAST 3135	\$740,000	24/02/2024

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:

22/08/2024 10:17

2/16 Mirabel Avenue, Ringwood East Vic 3135



3 1 1

Property Type: Unit
Land Size: 211 sqm approx
Agent Comments

Indicative Selling Price
\$700,000 - \$770,000
Median Unit Price
Year ending June 2024: \$712,500

Comparable Properties



2/16 Alexandra Rd RINGWOOD EAST 3135 (REI) **Agent Comments**

3 2 1

Price: \$757,000
Method: Private Sale
Date: 09/08/2024
Property Type: Unit



5/13-15 Vernon St CROYDON 3136 (REI) **Agent Comments**

2 1 2

Price: \$770,000
Method: Expression of Interest
Date: 15/06/2024
Property Type: Unit
Land Size: 380 sqm approx



3/10 Langley St RINGWOOD EAST 3135 (REI/VG) **Agent Comments**

2 1 2

Price: \$740,000
Method: Auction Sale
Date: 24/02/2024
Property Type: Unit
Land Size: 208 sqm approx

Account - Vogl & Walpole Estate Agents | P: 03 8580 6200



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