

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 3/25 Railway Avenue, Ringwood East Vic 3135

Indicative selling price

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

Range between \$525,000 & \$550,000

Median sale price

Median price \$630,000 Property Type Unit Suburb Ringwood East

Period - From 01/01/2020 to 31/03/2020 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	1a Nelson St RINGWOOD 3134	\$550,000	24/02/2020
2	2/20 Freeman St RINGWOOD EAST 3135	\$547,000	07/12/2019
3	3/50 Warrandyte Rd RINGWOOD 3134	\$545,000	19/02/2020

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: 11/05/2020 09:48



Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$525,000 - \$550,000

Median Unit Price

March quarter 2020: \$630,000

Comparable Properties

1a Nelson St RINGWOOD 3134 (VG)

Agent Comments



Price: \$550,000

Method: Sale

Date: 24/02/2020

Property Type: Strata Unit/Flat



**2/20 Freeman St RINGWOOD EAST 3135
(REI/VG)**

Agent Comments



Price: \$547,000

Method: Auction Sale

Date: 07/12/2019

Rooms: 3

Property Type: Unit

Land Size: 140 sqm approx



3/50 Warrandyte Rd RINGWOOD 3134 (VG)

Agent Comments



Price: \$545,000

Method: Sale

Date: 19/02/2020

Property Type: Flat/Unit/Apartment (Res)