

## 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  
Including suburb and  
postcode 2/5 Mines Road Ringwood East

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

range between \$500,000 & \$550,000

### Median sale price

Median price \$635,500 \*House ☐ \*Unit ☒ Suburb Ringwood East  
Period - From 01/01/2017 to 31/03/2017 Source REIV [propertydata.com.au](http://propertydata.com.au)

### 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. 7/27 Railway Ave RINGWOOD EAST 3135	\$542,500	01/04/2017
2. 3/20-24 Dublin Road RINGWOOD EAST 3135	\$508,000	22/03/2017
3. 1/4 Lena Gr RINGWOOD 3134	\$525,250	22/11/2016

Property data source: [REIV propertydata.com.au](http://REIV.propertydata.com.au). Generated on 3<sup>rd</sup> May 2017.

## Additional information about comparable sales.



---

**Ringwood East** 7/27 Railway Av

**2 BED 1 BATH 2 CAR**

---

**METHOD** Private Sale  
**TYPE** Unit  
**LAND**



---

**Ringwood East** 3/20-24 Dublin Rd

**2 BED 1 BATH 1 CAR 3 ROOMS**

---

**METHOD** Sold Before Auction  
**TYPE** Unit  
**LAND** 212m2



---

**Ringwood** 1/4 Lena Gv

**2 BED 1 BATH 1 CAR 4 ROOMS**

---

**METHOD** Private Sale  
**TYPE** Unit  
**LAND** 129m2

Property data source: [REIV propertydata.com.au](https://reiv.propertydata.com.au). Generated on 3<sup>rd</sup> May 2017.