

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

1/5 Joseph Street, Ringwood East Vic 3135

Indicative selling price

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

Single price

\$630,000

Median sale price

Median price

\$620,000

House

Unit

X

Suburb

Ringwood East

Period - From

01/04/2017

to

30/06/2017

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	1/8 Mackenzie Ct CROYDON SOUTH 3136	\$655,000	20/05/2017
2	1/15 Mines Rd RINGWOOD EAST 3135	\$650,000	06/08/2017
3	30a Thomas St CROYDON SOUTH 3136	\$620,000	04/09/2017

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.~~



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Rooms:
Property Type: House
Land Size: 507 sqm approx
Agent Comments

Indicative Selling Price
\$630,000
Median Unit Price
June quarter 2017: \$620,000

Comparable Properties



1/8 Mackenzie Ct CROYDON SOUTH 3136 (REI)

Agent Comments

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Price: \$655,000
Method: Private Sale
Date: 20/05/2017
Rooms: 4
Property Type: House
Land Size: 376 sqm approx



1/15 Mines Rd RINGWOOD EAST 3135 (REI)

Agent Comments

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Price: \$650,000
Method: Private Sale
Date: 06/08/2017
Rooms: 5
Property Type: House (Res)



30a Thomas St CROYDON SOUTH 3136 (REI)

Agent Comments

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Price: \$620,000
Method: Private Sale
Date: 04/09/2017
Rooms: -
Property Type: Townhouse (Res)