

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

5/13 Old Lilydale Road, Ringwood East Vic 3135

Indicative selling price

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

Range between \$565,000 & \$620,000

Median sale price

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

Period - From 01/10/2019 to 30/09/2020 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	2/69 Faraday Rd CROYDON SOUTH 3136	\$632,500	13/10/2020
2	3/9 Langley St RINGWOOD EAST 3135	\$618,000	10/07/2020
3	2/11 Holland Rd RINGWOOD EAST 3135	\$610,500	12/10/2020

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:

26/11/2020 11:09



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$565,000 - \$620,000

Median Unit Price

Year ending September 2020: \$630,000

Comparable Properties



2/69 Faraday Rd CROYDON SOUTH 3136 (REI) Agent Comments



Price: \$632,500

Method: Private Sale

Date: 13/10/2020

Property Type: Townhouse (Res)

Land Size: 161 sqm approx



3/9 Langley St RINGWOOD EAST 3135 (REI/VG)

Agent Comments



Price: \$618,000

Method: Private Sale

Date: 10/07/2020

Rooms: 5

Property Type: Unit



2/11 Holland Rd RINGWOOD EAST 3135 (REI/VG)

Agent Comments



Price: \$610,500

Method: Private Sale

Date: 12/10/2020

Property Type: Townhouse (Res)

Land Size: 183 sqm approx