

## STATEMENT OF INFORMATION

Section 47AF of the Estate Agents Act 1980



**1/62 GREY STREET, RINGWOOD EAST,**

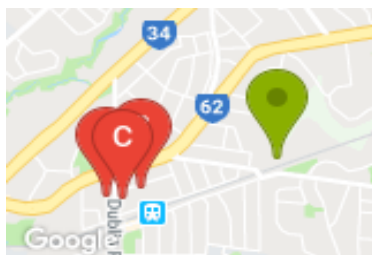
3 1 1

### Indicative Selling Price

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

**Price Range: \$460,000 to \$500,000**

## MEDIAN SALE PRICE



**RINGWOOD EAST, VIC, 3135**

Suburb Median Sale Price (Unit)

**\$650,000**

01 July 2017 to 30 June 2018

Provided by: pricefinder

## COMPARABLE PROPERTIES

These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.



**4/38 DUBLIN RD, RINGWOOD EAST, VIC 3135**

3 1 2

Sale Price

**\$550,000**

Sale Date: 21/03/2018

Distance from Property: 1.2km



**1/12 FREEMAN ST, RINGWOOD EAST, VIC 3135**

2 1 1

Sale Price

**\*\$490,000**

Sale Date: 02/06/2018

Distance from Property: 917m



**3/53 DUBLIN RD, RINGWOOD EAST, VIC 3135**

2 1 1

Sale Price

**\$510,000**

Sale Date: 30/04/2018

Distance from Property: 1.1km



This report has been compiled on 19/07/2018 by Market Share Property. Property Data Solutions Pty Ltd 2018 - [www.pricefinder.com.au](http://www.pricefinder.com.au)

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Statement of Information

Single residential property located outside the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

Property offered for sale

Address  
Including suburb and  
postcode

1/62 GREY STREET, RINGWOOD EAST, VIC 3135

Indicative selling price

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

Price Range:

\$460,000 to \$500,000

Median sale price

Median price

\$650,000

House

X

Unit


Suburb

RINGWOOD EAST

Period

01 July 2017 to 30 June 2018

Source



Comparable property sales

These are the three properties sold within five kilometres of the property for sale in the last 18 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
4/38 DUBLIN RD, RINGWOOD EAST, VIC 3135	\$550,000	21/03/2018
1/12 FREEMAN ST, RINGWOOD EAST, VIC 3135	*\$490,000	02/06/2018
3/53 DUBLIN RD, RINGWOOD EAST, VIC 3135	\$510,000	30/04/2018