

# 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

2/35 Sunbeam Avenue, 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)

Single price

\$720,000

### Median sale price

Median price

\$748,250

Property Type

Unit

Suburb

Ringwood East

Period - From

01/04/2021

to

30/06/2021

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	1/10-12 Sherwood Av RINGWOOD EAST 3135	\$735,000	03/07/2021
2	2/8 Freeman St RINGWOOD EAST 3135	\$720,000	22/07/2021
3	3/35 Sunbeam Av RINGWOOD EAST 3135	\$715,000	04/07/2021

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:

09/08/2021 14:30



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$720,000  
**Median Unit Price**  
June quarter 2021: \$748,250

## Comparable Properties



**1/10-12 Sherwood Av RINGWOOD EAST 3135 (REI)** Agent Comments



**Price:** \$735,000  
**Method:** Auction Sale  
**Date:** 03/07/2021  
**Property Type:** Townhouse (Res)  
**Land Size:** 229 sqm approx



**2/8 Freeman St RINGWOOD EAST 3135 (REI)** Agent Comments



**Price:** \$720,000  
**Method:** Sold Before Auction  
**Date:** 22/07/2021  
**Rooms:** 4  
**Property Type:** Unit  
**Land Size:** 316 sqm approx

**3/35 Sunbeam Av RINGWOOD EAST 3135 (REI)** Agent Comments



**Price:** \$715,000  
**Method:** Private Sale  
**Date:** 04/07/2021  
**Property Type:** Apartment