

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

3/11 Alexandra Road, Ringwood East Vic 3135

Indicative selling price

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

Range between

\$680,000

&

\$720,000

Median sale price*

Median price

\$700,000

House

Unit

X

Suburb

Ringwood East

Period - From

01/05/2018

to

25/08/2018

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	2/51 Campbell St HEATHMONT 3135	\$702,000	12/05/2018
2	2/21 Great Ryrie St RINGWOOD 3134	\$667,500	06/07/2018
3	17 Coleman St HEATHMONT 3135	\$642,000	19/05/2018

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.

* The median sale price is provided to comply with section 47AF (2)(b) of the Estate Agents Act 1980. The median selling price for a residential property sold in the same suburb or locality in which the property offered for sale is located has been calculated on the sale prices of REIV residential properties sold during the period specified by the section. Because of the small number of sales, the median selling price is unlikely to be meaningful statistically and should be considered accordingly.

3/11 Alexandra Road, Ringwood East Vic 3135

Elite
Women Real Estate

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Indicative Selling Price

\$680,000 - \$720,000

Median Unit Price *

01/05/2018 - 25/08/2018: \$700,000

* Agent calculated median based on REIV sales



Rooms:

Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



2/51 Campbell St HEATHMONT 3135 (REI/VG) **Agent Comments**



Price: \$702,000

Method: Auction Sale

Date: 12/05/2018

Rooms: -

Property Type: Unit

Land Size: 484 sqm approx



2/21 Great Ryrie St RINGWOOD 3134 (REI) **Agent Comments**



Price: \$667,500

Method: Sold Before Auction

Date: 06/07/2018

Rooms: -

Property Type: Unit

Land Size: 200 sqm approx



17 Coleman St HEATHMONT 3135 (REI/VG) **Agent Comments**



Price: \$642,000

Method: Auction Sale

Date: 19/05/2018

Rooms: 4

Property Type: Unit

Land Size: 263 sqm approx