

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

7/4-6 Rosedale Crescent Ringwood East VIC 3135

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$601,000

Property type

Unit

Suburb

Ringwood East

Period-from

01 Jan 2019

to

31 Dec 2019

Source

Corelogic

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 6 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

2/13 Braeside Avenue Ringwood East VIC 3135	\$460,000	04-Oct-19
2/4-6 Mullum Mullum Road Ringwood VIC 3134	\$488,000	13-Aug-19
4/62 Mt Dandenong Road Ringwood East VIC 3135	\$492,000	02-Sep-19

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 6 months.~~

This Statement of Information was prepared on: 23 January 2020



2/13 Braeside Avenue Ringwood East VIC 3135

2 1 1

Sold Price

^{RS} \$460,000 Sold Date 04-Oct-19

Distance 0.36km



2/4-6 Mullum Mullum Road Ringwood VIC 3134

2 1 1

Sold Price

\$488,000 Sold Date 13-Aug-19

Distance 1.26km



4/62 Mt Dandenong Road Ringwood East VIC 3135

2 1 1

Sold Price

\$492,000 Sold Date 02-Sep-19

Distance 0.31km

RS = Recent sale UN = Undisclosed Sale

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