

# Statement of information

Single residential property located in the Melbourne metropolitan area

SECTIONS 47AF OF THE ESTATE AGENTS ACT 1980

## Property offered for sale

Address Including suburb and postcode

3/36 Carcoola Road, 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**

\$590,000

## Median sale price

**MEDIAN  
PRICE**

\$663,000

**UNIT**

X

**SUBURB**

Ringwood East

**PERIOD -  
FROM**

Jan 2018

**TO**

March 2018

**SOURCE**

REIV

## Comparable property sales

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**

1A Valda Avenue, Ringwood East	\$612,000	28.04.2018
2/10 Valda Avenue, Ringwood East	\$565,000	16.03.2018
9/20-24 Dublin Road, Ringwood East	\$540,000	28.04.2018

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## Comparable properties



**\$612,000**

1A Valda Avenue, Ringwood East, Victoria

**DATE:** 28.04.2018

**PROPERTY TYPE:** Unit



2



1



1



264 sqm x



**\$565,000**

2/10 Valda Avenue, Ringwood East, Victoria

**DATE:** 16.03.2018

**PROPERTY TYPE:** Unit



2



1



1



x



**\$540,000**

9/20-24 Dublin Road, Ringwood East, Victoria

**DATE:** 28.04.2018

**PROPERTY TYPE:** Unit



2



1



1



203 sqm x

## Our Difference



Average of only  
21 days on market



We pay your  
marketing fees



Highest price  
guarantee