

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

5 Merrilong Street, Ringwood East Vic 3135

Indicative selling price

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

Range between \$1,250,000 & \$1,375,000

Median sale price

Median price \$885,000 Property Type House Suburb Ringwood East

Period - From 21/10/2019 to 20/10/2020 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	32 Dublin Rd RINGWOOD EAST 3135	\$1,350,000	14/08/2020
2			
3			

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: 21/10/2020 11:30



 4  1  1

Property Type: House
Land Size: 1380 sqm approx
Agent Comments

Indicative Selling Price
\$1,250,000 - \$1,375,000
Median House Price
21/10/2019 - 20/10/2020: \$885,000

Comparable Properties



32 Dublin Rd RINGWOOD EAST 3135 (REI)

Agent Comments

 3  1  1

Price: \$1,350,000
Method: Private Sale
Date: 14/08/2020
Property Type: House
Land Size: 1202 sqm approx

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.