

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

1/6 Charles Street, Ringwood East Vic 3135

Indicative selling price

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

Range between \$630,000 & \$680,000

Median sale price

Median price \$648,000 Property Type Unit Suburb Ringwood East

Period - From 01/06/2019 to 31/05/2020 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	2/22 Oliver St RINGWOOD 3134	\$669,500	14/03/2020
2	2/1 Evon Av RINGWOOD EAST 3135	\$651,000	04/12/2019
3	3/3 Freeman St RINGWOOD EAST 3135	\$641,500	13/12/2019

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:

01/06/2020 11:58

1/6 Charles Street, Ringwood East Vic 3135



 2  1  4

Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$630,000 - \$680,000
Median Unit Price
01/06/2019 - 31/05/2020: \$648,000

Comparable Properties



2/22 Oliver St RINGWOOD 3134 (REI/VG)

Agent Comments

 2  1  1

Price: \$669,500
Method: Auction Sale
Date: 14/03/2020
Property Type: Townhouse (Res)
Land Size: 186 sqm approx



2/1 Evon Av RINGWOOD EAST 3135 (REI/VG)

Agent Comments

 2  1  2

Price: \$651,000
Method: Private Sale
Date: 04/12/2019
Rooms: 3
Property Type: Unit
Land Size: 629 sqm approx



3/3 Freeman St RINGWOOD EAST 3135 (REI/VG)

Agent Comments

 2  1  2

Price: \$641,500
Method: Private Sale
Date: 13/12/2019
Rooms: 3
Property Type: Unit

Account - Noel Jones | P: 03 98487888 | F: 03 98487472



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.