Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Address Including suburb and postcode	

Indicative selling price

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

Median sale price

Median price	\$630,000	Pro	perty Type U	nit		Suburb	Ringwood East
Period - From	01/10/2019	to	30/09/2020	So	ource	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

Add	dress of comparable property	Price	Date of sale
1	2/43-45 Warrandyte Rd RINGWOOD 3134	\$580,000	08/10/2020
2	23/7 Turnbull Ct RINGWOOD 3134	\$546,500	30/05/2020
3	2/25 Railway Av RINGWOOD EAST 3135	\$538,800	23/06/2020

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	24/10/2020 14:02









Property Type: Unit Land Size: 151 sqm approx Agent Comments Indicative Selling Price \$510,000 - \$560,000 Median Unit Price Year ending September 2020: \$630,000

Comparable Properties

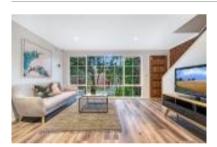


2/43-45 Warrandyte Rd RINGWOOD 3134 (REI) Agent Comments

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Price: \$580,000 Method: Private Sale Date: 08/10/2020 Property Type: Unit

Land Size: 148 sqm approx



23/7 Turnbull Ct RINGWOOD 3134 (REI/VG)

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Price: \$546,500 Method: Auction Sale Date: 30/05/2020 Rooms: 3

Property Type: Townhouse (Res)

Agent Comments

Agent Comments



2/25 Railway Av RINGWOOD EAST 3135 (VG)

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Price: \$538,800 Method: Sale Date: 23/06/2020

Property Type: Flat/Unit/Apartment (Res)

Account - Philip Webb



