

## 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

2/7 Purser Avenue 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$450,000

&

\$485,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$562,000

Property type

Unit

Suburb

Ringwood East

Period-from

01 Sep 2018

to

31 Aug 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

1/334-336 Maroondah Highway Ringwood VIC 3134	\$480,000	12-Mar-19
1/28 Mt Dandenong Road Ringwood East VIC 3135	\$490,000	23-Mar-19
1/30 Morcom Avenue Ringwood East VIC 3135	\$465,000	08-Mar-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: 17 September 2019



**1/334-336 Maroondah Highway  
Ringwood VIC 3134**

2 1 1

Sold Price

**\$480,000**

Sold Date

**12-Mar-19**

Distance

**0.39km**



**1/28 Mt Dandenong Road  
Ringwood East VIC 3135**

2 1 1

Sold Price

**\$490,000**

Sold Date

**23-Mar-19**

Distance

**0.71km**



**1/30 Morcom Avenue Ringwood  
East VIC 3135**

2 1 2

Sold Price

**\$465,000**

Sold Date

**08-Mar-19**

Distance

**0.97km**

RS = Recent sale

UN = Undisclosed Sale

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