## Statement of Information Single residential property located in the Melbourne metropolitan area

### Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 2/20 Lena Grove, Ringwood Vic 3134

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au	/underquot	ting				
Single price	e \$560,000									
Median sale price										
Median price	\$658,000	Pro	operty Type	Unit	t		Suburb	Ringwood		
Period - From	01/01/2021	to	31/03/2021		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.

Ad	dress of comparable property	Price	Date of sale
1	1/12 Freeman St RINGWOOD EAST 3135	\$570,000	15/05/2021
2	4/58 Wantirna Rd RINGWOOD 3134	\$585,000	21/04/2021
3	3/78 Dublin Rd RINGWOOD EAST 3135	\$615,000	29/03/2021

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:

15/06/2021 09:46







Property Type: Unit Land Size: 295 sqm approx Agent Comments Charles Shi 9908 5706 0423 633 253 charlesshi@jelliscraig.com.au

Indicative Selling Price \$560,000 Median Unit Price March quarter 2021: \$658,000

# **Comparable Properties**



1/12 Freeman St RINGWOOD EAST 3135 (REI) Agent Comments



Price: \$570,000 Method: Auction Sale Date: 15/05/2021 Property Type: Unit



Agent Comments





Price: \$585,000 Method: Private Sale Date: 21/04/2021 Property Type: Unit Land Size: 188 sqm approx

3/78 Dublin Rd RINGWOOD EAST 3135 (REI/VG)



Price: \$615,000 Method: Private Sale Date: 29/03/2021 Property Type: Unit Agent Comments

Account - Jellis Craig | P: (03) 9908 5700



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.