

# 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

4/1 Ware Crescent, Ringwood East Vic 3135

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$420,000 & \$460,000

### Median sale price

Median price \$652,500 Property Type Unit Suburb Ringwood East

Period - From 01/10/2023 to 31/12/2023 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 | 4/63 Patterson St RINGWOOD EAST 3135    | \$545,000 | 14/10/2023   |
| 2 | 7/51 Mt Dandenong Rd RINGWOOD EAST 3135 | \$500,000 | 22/01/2024   |
| 3 | 2/5 Wilson St RINGWOOD EAST 3135        | \$470,000 | 07/12/2023   |

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:

26/03/2024 11:30



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**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**

\$420,000 - \$460,000

**Median Unit Price**

December quarter 2023: \$652,500

## Comparable Properties



**4/63 Patterson St RINGWOOD EAST 3135 (REI/VG)**

**Agent Comments**

 2    1    1

**Price:** \$545,000

**Method:** Auction Sale

**Date:** 14/10/2023

**Property Type:** Unit

**Land Size:** 187 sqm approx



**7/51 Mt Dandenong Rd RINGWOOD EAST 3135 (REI/VG)**

**Agent Comments**

 2    1    1

**Price:** \$500,000

**Method:** Private Sale

**Date:** 22/01/2024

**Property Type:** Unit

**Land Size:** 102 sqm approx



**2/5 Wilson St RINGWOOD EAST 3135 (REI/VG)** **Agent Comments**

 2    1    1

**Price:** \$470,000

**Method:** Sold Before Auction

**Date:** 07/12/2023

**Property Type:** Unit

**Account - Barry Plant** | P: 03 9842 8888