

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

1/12 Federal Road, Ringwood East Vic 3135

Indicative selling price

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

Range between \$1,050,000 & \$1,100,000

Median sale price

Median price \$1,085,000 Property Type House Suburb Ringwood East

Period - From 01/04/2021 to 31/03/2022 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	3/9 Albert St RINGWOOD 3134	\$1,058,000	27/11/2021
2	2/12 Oliver St RINGWOOD 3134	\$1,099,000	22/12/2021
3	21a Braeside Av RINGWOOD EAST 3135	\$1,100,000	21/03/2022

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:

19/05/2022 11:45



 4  3  2

Rooms: 5

Property Type: Townhouse (Res)

Land Size: 282 sqm approx

Agent Comments

Indicative Selling Price

\$1,050,000 - \$1,100,000

Median House Price

Year ending March 2022: \$1,085,000

Comparable Properties



3/9 Albert St RINGWOOD 3134 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,058,000

Method: Auction Sale

Date: 27/11/2021

Rooms: 7

Property Type: Townhouse (Res)

Land Size: 249 sqm approx



2/12 Oliver St RINGWOOD 3134 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,099,000

Method: Private Sale

Date: 22/12/2021

Property Type: Unit

Land Size: 475 sqm approx



21a Braeside Av RINGWOOD EAST 3135 (REI) Agent Comments

 3  3  2

Price: \$1,100,000

Method: Sold Before Auction

Date: 21/03/2022

Property Type: Townhouse (Res)

Land Size: 491 sqm approx

Account - Philip Webb