

## 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

1/10 WARE CRESCENT 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

\$600,000

&

\$660,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$700,500

Property type

Unit

Suburb

Ringwood East

Period-from

01 Mar 2022

to

28 Feb 2023

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

2/130 MT DANDENONG ROAD RINGWOOD EAST VIC 3135	\$691,000	31-Aug-22
1/2 VALDA AVENUE RINGWOOD EAST VIC 3135	\$717,000	02-Jun-22
2/35 SUNBEAM AVENUE RINGWOOD EAST VIC 3135	\$715,000	21-Sep-21

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: 03 March 2023



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## 2/130 MT DANDENONG ROAD RINGWOOD EAST VIC 3135

2 2 1

Sold Price

**\$691,000**

Sold Date

**31-Aug-22**

Distance

**0.3km**



## 1/2 VALDA AVENUE RINGWOOD EAST VIC 3135

2 1 1

Sold Price

**\$717,000**

Sold Date

**02-Jun-22**

Distance

**0.31km**



## 2/35 SUNBEAM AVENUE RINGWOOD EAST VIC 3135

2 1 1

Sold Price

**\$715,000**

Sold Date

**21-Sep-21**

Distance

**0.41km**

RS = Recent sale

UN = Undisclosed Sale

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