

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

10/7 Wenwood Street, Ringwood East Vic 3135

Indicative selling price

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

Range between

\$500,000

&

\$550,000

Median sale price

Median price

\$607,500

Property Type

Unit

Suburb

Ringwood East

Period - From

01/01/2020

to

31/12/2020

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.

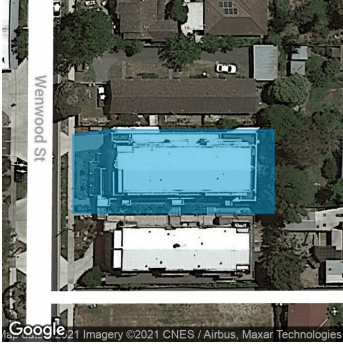
	Address of comparable property	Price	Date of sale
1	4/20 Bedford Ct HEATHMONT 3135	\$548,500	04/02/2021
2	2/27 Morcom Av RINGWOOD EAST 3135	\$545,000	04/01/2021
3	6/51 Mt Dandenong Rd RINGWOOD EAST 3135	\$500,000	18/01/2021

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:

15/04/2021 10:17



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$500,000 - \$550,000

Median Unit Price

Year ending December 2020: \$607,500

Comparable Properties



4/20 Bedford Ct HEATHMONT 3135 (REI)

Agent Comments



Price: \$548,500

Method: Private Sale

Date: 04/02/2021

Property Type: Unit



2/27 Morcom Av RINGWOOD EAST 3135 (REI/VG)

Agent Comments



Price: \$545,000

Method: Private Sale

Date: 04/01/2021

Property Type: Unit



6/51 Mt Dandenong Rd RINGWOOD EAST 3135 (REI)

Agent Comments



Price: \$500,000

Method: Private Sale

Date: 18/01/2021

Rooms: 3

Property Type: Unit