

## 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

2/13 FREEMAN STREET 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$580,000

&

\$610,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$730,000

Property type

Unit

Suburb

Ringwood East

Period-from

01 Apr 2024

to

31 Mar 2025

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

1/20 FREEMAN STREET RINGWOOD EAST VIC 3135	\$605,000	22-Nov-24
2/3-5 FEDERAL ROAD RINGWOOD EAST VIC 3135	\$610,000	04-Dec-24
2/17 MINES ROAD RINGWOOD EAST VIC 3135	\$632,500	07-Dec-24

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: 29 April 2025

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**1/20 FREEMAN STREET  
RINGWOOD EAST VIC 3135**

Sold Price **\$605,000** Sold Date **22-Nov-24**
 2  1  1

Distance **0.11km**

**2/3-5 FEDERAL ROAD RINGWOOD  
EAST VIC 3135**

Sold Price **\$610,000** Sold Date **04-Dec-24**
 2  1  1

Distance **0.33km**

**2/17 MINES ROAD RINGWOOD  
EAST VIC 3135**

Sold Price **\$632,500** Sold Date **07-Dec-24**
 2  1  1

Distance **0.42km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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