

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

4/26 HUME STREET RINGWOOD EAST VIC 3135

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$697,000

Property type

Unit

Suburb

Ringwood East

Period-from

01 Dec 2022

to

30 Nov 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

32B GREAT RYRIE STREET RINGWOOD VIC 3134	\$1,050,000	19-Oct-23
193 CANTERBURY ROAD HEATHMONT VIC 3135	\$1,000,000	08-Jul-23

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: 08 December 2023

**32B GREAT RYRIE STREET
RINGWOOD VIC 3134**

3 2 2

Sold Price ^{RS} **\$1,050,000** Sold Date **19-Oct-23**Distance **2km****193 CANTERBURY ROAD
HEATHMONT VIC 3135**

3 2 2

Sold Price **\$1,000,000** Sold Date **08-Jul-23**Distance **1.78km****RS** = Recent sale**UN** = Undisclosed Sale

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