

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

7/3-5 Federal Road, Ringwood East Vic 3135

Indicative selling price

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

Range between \$560,000

&

\$610,000

Median sale price

Median price \$740,000

Property Type Unit

Suburb Ringwood East

Period - From 01/10/2024

to 31/12/2024

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 Kennedy Av RINGWOOD 3134	\$580,000	20/01/2025
2	2/3-5 Federal Rd RINGWOOD EAST 3135	\$610,000	04/12/2024
3	1/20 Freeman St RINGWOOD EAST 3135	\$605,000	01/12/2024

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:

07/03/2025 11:18

7/3-5 Federal Road, Ringwood East Vic 3135

McGrath

Chris Manolopoulos

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Indicative Selling Price

\$560,000 - \$610,000

Median Unit Price

December quarter 2024: \$740,000



2 1 1

Property Type: Unit

Land Size: 170 sqm approx

Agent Comments

Comparable Properties



3/9 Kennedy Av RINGWOOD 3134 (REI)

Agent Comments

2 1 2

Price: \$580,000

Method: Private Sale

Date: 20/01/2025

Property Type: Townhouse (Single)

Land Size: 233 sqm approx



2/3-5 Federal Rd RINGWOOD EAST 3135 (REI)

Agent Comments

2 1 1

Price: \$610,000

Method: Private Sale

Date: 04/12/2024

Property Type: Unit



1/20 Freeman St RINGWOOD EAST 3135 (REI/VG)

Agent Comments

2 1 1

Price: \$605,000

Method: Private Sale

Date: 01/12/2024

Property Type: Unit

Account - McGrath Blackburn | P: 03 9877 1277 | F: 03 9878 1613



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