

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

1/25 Railway Avenue, Ringwood East Vic 3135

Indicative selling price

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

Range between

\$660,000

&

\$710,000

Median sale price

Median price

\$981,250

Property Type

House

Suburb

Ringwood East

Period - From

01/10/2020

to

30/09/2021

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	54 Dublin Rd, Ringwood East, Vic 3135, Australia	\$730,000	03/11/2021
2	13B Morcom Av, Ringwood East, Vic 3135, Australia	\$640,000	23/10/2021
3	3/168 Mount Dandenong Rd RINGWOOD EAST 3135	\$692,000	28/09/2021

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:

19/11/2021 11:23

1/25 Railway Avenue, Ringwood East Vic 3135



 2  1  1

Property Type: Unit
Agent Comments

Indicative Selling Price

\$660,000 - \$710,000

Median House Price

Year ending September 2021: \$981,250

Comparable Properties

54 Dublin Rd, Ringwood East, Vic 3135, Australia (REI)

Agent Comments

 -  -  -

Price: \$730,000

Method:

Date: 03/11/2021

Property Type: House

13B Morcom Av, Ringwood East, Vic 3135, Australia (REI)

Agent Comments

 -  -  -

Price: \$640,000

Method:

Date: 23/10/2021

Property Type: House



3/168 Mount Dandenong Rd RINGWOOD EAST 3135 (REI)

Agent Comments

 2  1  1

Price: \$692,000

Method: Private Sale

Date: 28/09/2021

Property Type: Unit

Account - LJ Hooker Mooroolbark | P: 03 9726 7711 | F: 03 9726 8080



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