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

2/11 Freeman Street, Ringwood East Vic 3135

Indicative selling price

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

Range between $450,000 & $495,000

Median sale price

| Median price | $570,000 | Property Type | Unit | Suburb | Ringwood East |

Period - From 01/07/2018 to 30/06/2019 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	4/95 Ringwood St RINGWOOD 3134	$495,000	14/07/2019
2	4/8 Woodside Av RINGWOOD 3134	$467,500	25/03/2019
3	2/2 Campbell St HEATHMONT 3135	$456,500	02/05/2019

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: 25/09/2019 17:15

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2   **-**

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price
$450,000 - $495,000
Median Unit Price
Year ending June 2019: $570,000

Comparable Properties

4/95 Ringwood St RINGWOOD 3134 (REI/VG)

2   **1**   **1**

Price: $495,000
Method: Private Sale
Date: 14/07/2019
Rooms: 3
Property Type: Unit
Land Size: 194 sqm approx

Agent Comments

4/8 Woodside Av RINGWOOD 3134 (REI/VG)

2   **1**   **1**

Price: $467,500
Method: Private Sale
Date: 25/03/2019
Property Type: Unit

Agent Comments

2/2 Campbell St HEATHMONT 3135 (VG)

2   **-**   **-**

Price: $456,500
Method: Sale
Date: 02/05/2019
Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Account - Philip Webb