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	2/11 Freeman Street, Ringwood East Vic 3135
Including suburb and	
postcode	

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	Pro	perty Type	Jnit		Suburb	Ringwood East
Period - From	01/07/2018	to	30/06/2019	9	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

Add	dress 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

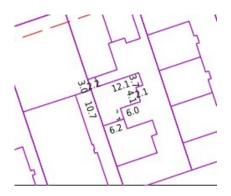
OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties 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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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 **□**

Price: \$495,000 Method: Private Sale Date: 14/07/2019 Rooms: 3

Property Type: Unit

Land Size: 194 sqm approx



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

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



2/2 Campbell St HEATHMONT 3135 (VG)

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Price: \$456,500 Method: Sale Date: 02/05/2019

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Agent Comments

Agent Comments

Account - Philip Webb



