

# 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

3/25 Railway Avenue, Ringwood East Vic 3135

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$525,000 & \$550,000

### Median sale price

Median price \$630,000 Property Type Unit Suburb Ringwood East

Period - From 01/01/2020 to 31/03/2020 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	1a Nelson St RINGWOOD 3134	\$550,000	24/02/2020
2	2/20 Freeman St RINGWOOD EAST 3135	\$547,000	07/12/2019
3	3/50 Warrandyte Rd RINGWOOD 3134	\$545,000	19/02/2020

**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:

11/05/2020 09:48



**Property Type:** Townhouse  
(Single)

Agent Comments

**Indicative Selling Price**

\$525,000 - \$550,000

**Median Unit Price**

March quarter 2020: \$630,000

## Comparable Properties

1a Nelson St RINGWOOD 3134 (VG)

Agent Comments



**Price:** \$550,000

**Method:** Sale

**Date:** 24/02/2020

**Property Type:** Strata Unit/Flat



2/20 Freeman St RINGWOOD EAST 3135  
(REI/VG)

Agent Comments



**Price:** \$547,000

**Method:** Auction Sale

**Date:** 07/12/2019

**Rooms:** 3

**Property Type:** Unit

**Land Size:** 140 sqm approx



3/50 Warrandyte Rd RINGWOOD 3134 (VG)

Agent Comments



**Price:** \$545,000

**Method:** Sale

**Date:** 19/02/2020

**Property Type:** Flat/Unit/Apartment (Res)