Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 4/1 Ware Crescent, Ringwood East Vic 3135

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	n \$440,000		&		\$480,000)		
Median sale p	rice							
Median price	\$670,000	Pro	operty Type	Unit			Suburb	Ringwood East
Period - From	02/12/2021	to	01/12/2022		So	urce	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	5/73 Mt Dandenong Rd RINGWOOD EAST 3135	\$555,000	08/07/2022
2	1/14 Tintern Av BAYSWATER NORTH 3153	\$520,000	08/07/2022
3	2/34 Dublin Rd RINGWOOD EAST 3135	\$500,000	20/07/2022

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:

02/12/2022 16:00









Property Type: Unit Land Size: 82 sqm approx Agent Comments Indicative Selling Price \$440,000 - \$480,000 Median Unit Price 02/12/2021 - 01/12/2022: \$670,000

Comparable Properties

5/73 Mt Dandenong Rd RINGWOOD EAST 3135 (VG)	Agent Comments
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Price: \$555,000 Method: Sale Date: 08/07/2022 Property Type: Flat/Unit/Apartment (Res)	
1/14 Tintern Av BAYSWATER NORTH 3153 (REI) 2 1 1 1	Agent Comments
Price: \$520,000 Method: Private Sale Date: 08/07/2022 Property Type: Unit	
2/34 Dublin Rd RINGWOOD EAST 3135 (REI/VG)	Agent Comments
 1 2 1 1	_
Price: \$500,000 Method: Private Sale Date: 20/07/2022 Property Type: Unit	

Account - Barry Plant | P: 03 9842 8888



Propertydata

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