

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 4/1 Ware Crescent, Ringwood East Vic 3135

Indicative selling price

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

Range between \$440,000 & \$480,000

Median sale price

Median price \$670,000 Property Type Unit Suburb Ringwood East

Period - From 02/12/2021 to 01/12/2022 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	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



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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)**

Agent Comments

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Price: \$520,000
Method: Private Sale
Date: 08/07/2022
Property Type: Unit



**2/34 Dublin Rd RINGWOOD EAST 3135
(REI/VG)**

Agent Comments

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Price: \$500,000
Method: Private Sale
Date: 20/07/2022
Property Type: Unit
Land Size: 141 sqm approx

Account - Barry Plant | P: 03 9842 8888