

#### 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	1/14 Lester Avenue, Ringwood East Vic 3135
Including suburb and	-
postcode	

#### Indicative selling price

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

Single price \$680,000

#### Median sale price

Median price	\$626,000	Hou	se	Unit	Х		Suburb	Ringwood East
Period - From	01/07/2017	to	30/06/2018		Source	REIV		

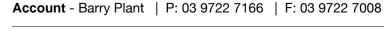
#### Comparable property sales (\*Delete A or B below as applicable)

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 42 Faraday Rd CROYDON SOUTH 3136 \$677,500 31/08/2018 2 2/11 Eastfield Rd RINGWOOD EAST 3135 \$665,000 08/09/2018 3 2/139 Bedford Rd RINGWOOD EAST 3135 \$616,000 25/06/2018

#### 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.







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Rooms:

Property Type: House (Res) Land Size: 376 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$680,000 **Median Unit Price** Year ending June 2018: \$626,000

### Comparable Properties



42 Faraday Rd CROYDON SOUTH 3136 (REI)





Price: \$677.500 Method: Private Sale Date: 31/08/2018

Rooms: 4

Property Type: House Land Size: 398 sqm approx



2/11 Eastfield Rd RINGWOOD EAST 3135 (REI) Agent Comments

**1** 3







Price: \$665,000 Method: Auction Sale Date: 08/09/2018 Rooms: 4

Property Type: Unit



2/139 Bedford Rd RINGWOOD EAST 3135 (REI/VG)

**=** 3





Price: \$616,000 Method: Private Sale Date: 25/06/2018 Rooms: 4

Property Type: Unit

Land Size: 445 sqm approx

**Account** - Barry Plant | P: 03 9722 7166 | F: 03 9722 7008





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Agent Comments

**Agent Comments**