

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

1/14 Lester Avenue, Ringwood East Vic 3135

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

House

Unit

X

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.



 3  1  1

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) [Agent Comments](#)

 3  1  2

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](#)

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



2/139 Bedford Rd RINGWOOD EAST 3135 (REI/VG) [Agent Comments](#)

 3  1  2

Price: \$616,000
Method: Private Sale
Date: 25/06/2018
Rooms: 4
Property Type: Unit
Land Size: 445 sqm approx