

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

1/10 Valda Avenue, Ringwood East Vic 3135

Indicative selling price

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

Range between

\$690,000

&

\$759,000

Median sale price

Median price

\$663,000

House

Unit

X

Suburb

Ringwood East

Period - From

01/01/2018

to

31/03/2018

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	2/22 Mirabel Av RINGWOOD EAST 3135	\$760,000	17/04/2018
2	1/12 Howard Av RINGWOOD EAST 3135	\$725,000	28/04/2018
3	1/84 Dublin Rd RINGWOOD EAST 3135	\$700,000	18/01/2018

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  2  2

Rooms:
Property Type: House
Land Size: 378 sqm approx
Agent Comments

Indicative Selling Price
\$690,000 - \$759,000
Median Unit Price
March quarter 2018: \$663,000

Comparable Properties



2/22 Mirabel Av RINGWOOD EAST 3135 (REI) Agent Comments

 3  2  2

Price: \$760,000
Method: Private Sale
Date: 17/04/2018
Rooms: 5
Property Type: Unit
Land Size: 464 sqm approx



1/12 Howard Av RINGWOOD EAST 3135 (REI) Agent Comments

 3  1  2

Price: \$725,000
Method: Auction Sale
Date: 28/04/2018
Rooms: 5
Property Type: Unit



1/84 Dublin Rd RINGWOOD EAST 3135 (REI/VG) Agent Comments

 3  1  1

Price: \$700,000
Method: Sold Before Auction
Date: 18/01/2018
Rooms: 5
Property Type: Unit
Land Size: 338 sqm approx