

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	1/10 Valda Avenue, Ringwood East Vic 3135
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$690,000	&	\$759,000
Range between	\$690,000	&	\$759,000

Median sale price

Median price	\$663,000	Hou	ıse	Unit	Х		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.

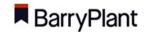
Address of comparable property Price Date of sale 1 2/22 Mirabel Av RINGWOOD EAST 3135 \$760,000 17/04/2018 2 1/12 Howard Av RINGWOOD EAST 3135 \$725,000 28/04/2018 3 1/84 Dublin Rd RINGWOOD EAST 3135 \$700,000 18/01/2018

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.











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

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

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

Property Type: Unit



1/84 Dublin Rd RINGWOOD EAST 3135

(REI/VG)

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Price: \$700,000

Method: Sold Before Auction

Date: 18/01/2018

Rooms: 5 Property Type: Unit

Land Size: 338 sqm approx

Agent Comments

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





Generated: 23/05/2018 14:45