

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

1/6 Wyrunga Street, Ringwood East Vic 3135

Indicative selling price

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

Single price \$729,900

Median sale price

Median price \$870,000 House Unit Suburb Ringwood East
 Period - From 01/04/2018 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	1/3 Wenwood St RINGWOOD EAST 3135	\$735,000	26/05/2018
2	353 Maroondah Hwy RINGWOOD 3134	\$735,000	26/03/2018
3	1/10 Valda Av RINGWOOD EAST 3135	\$725,000	15/07/2018

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  2

Rooms:
Property Type: House
Land Size: 335 sqm approx
[Agent Comments](#)

Indicative Selling Price
\$729,900
Median House Price
June quarter 2018: \$870,000

Comparable Properties



1/3 Wenwood St RINGWOOD EAST 3135 (REI) [Agent Comments](#)

 3  1  3

Price: \$735,000
Method: Sold Before Auction
Date: 26/05/2018
Rooms: 4
Property Type: House (Res)
Land Size: 336 sqm approx



353 Maroondah Hwy RINGWOOD 3134 (REI) [Agent Comments](#)

 3  1  2

Price: \$735,000
Method: Private Sale
Date: 26/03/2018
Rooms: -
Property Type: House
Land Size: 439 sqm approx



1/10 Valda Av RINGWOOD EAST 3135 (REI) [Agent Comments](#)

 3  2  1

Price: \$725,000
Method: Private Sale
Date: 15/07/2018
Rooms: 5
Property Type: House
Land Size: 378 sqm approx