

## 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](http://consumer.vic.gov.au/underquoting)

Range between \$680,000 & \$710,000

#### 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	1/3 Wenwood St RINGWOOD EAST 3135	\$735,000	26/05/2018
2	1/12 Howard Av RINGWOOD EAST 3135	\$725,000	28/04/2018
3	2/7 Morris Rd CROYDON 3136	\$691,000	03/03/2018

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  
**Agent Comments**

**Indicative Selling Price**  
\$680,000 - \$710,000  
**Median Unit Price**  
Year ending June 2018: \$626,000

## 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



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

 3    1    2

**Price:** \$725,000  
**Method:** Auction Sale  
**Date:** 28/04/2018  
**Rooms:** 5  
**Property Type:** Unit  
**Land Size:** 380 sqm approx



2/7 Morris Rd CROYDON 3136 (REI/VG)   **Agent Comments**

 3    1    2

**Price:** \$691,000  
**Method:** Auction Sale  
**Date:** 03/03/2018  
**Rooms:** 6  
**Property Type:** House (Res)  
**Land Size:** 526 sqm approx