

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

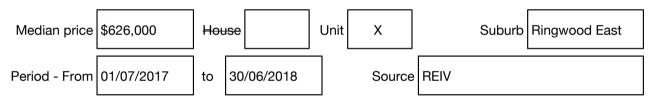
s 1/14 Lester Avenue, Ringwood East Vic 3135
 d e

Indicative selling price

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

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

Median sale price



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.

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

propertydata

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.







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



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) 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)



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

Agent Comments

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