

36 Railway Avenue Ringwood East VIC 3135

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Statement of Information for Residential Property

Property Offered For Sale: 6/27 Railway Avenue, Ringwood East

Type: Unit **Land:** sqm (approx) **2 BED 1 BATH 2 CAR**

Agent Comments:

INDICATIVE SELLING PRICE: \$580,000 - \$630,000

MEDIAN UNIT PRICE: Quarter ending June 2017: \$620,000



Ringwood East 2/52 Mt Dandenong Road

		AGENTCOMMENTS
PRICE	\$570,000	
SALE DATE	11 July 2017	
METHOD	PrivateSale	
TYPE	Unit	
LAND	sqm(approx)	

2 BED 1 BATH 1 CAR



Ringwood East 1/162 Railway Avenue

		AGENTCOMMENTS
PRICE	\$620,000	
SALE DATE	9 July 2017	
METHOD	PrivateSale	
TYPE	Unit	
LAND	sqm(approx)	

2 BED 1 BATH 2 CAR



Ringwood East 1/39 Mt Dandenong Road

		AGENTCOMMENTS
PRICE	\$605,000	
SALE DATE	1 September 2017	
METHOD	PrivateSale	
TYPE	Unit	
LAND	sqm(approx)	

2 BED 1 BATH 2 CAR

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Statement of Information

Single Residential Property located in the Melbourne Metropolitan Area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode

6/27 Railway Avenue, Ringwood East VIC 3135

Indicative selling price

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

Indicative Selling
Range Between

\$580,000	&	\$630,000
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Median sale price

Median price

\$620,000	Unit	*	Suburb	Ringwood East
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Period From

1st April 2017	to	30th June 2017	Source	PDOL
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Comparable property sales

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) 2/52 Mt Dandenong Road, Ringwood East (2 bed, 1 bath, 1 car)	\$570,000	11/07/2017
2) 1/162 Railway Avenue, Ringwood East (2 bed, 1 bath, 2 car)	\$620,000	09/07/2017
3) 1/39 Mt Dandenong Road, Ringwood East (2 bed, 1 bath, 2 car)	\$605,000	01/09/2017