

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

3/9 Langley Street, Ringwood East Vic 3135

Indicative selling price

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

Range between \$560,000 & \$610,000

Median sale price

Median price \$641,500 Property Type Unit Suburb Ringwood East

Period - From 01/04/2019 to 31/03/2020 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	4/16 Thomas St RINGWOOD 3134	\$600,000	29/02/2020
2	3/2 Lois St RINGWOOD EAST 3135	\$570,000	22/04/2020
3	3/64 Mt Dandenong Rd RINGWOOD EAST 3135	\$560,000	08/05/2020

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.~~

This Statement of Information was prepared on:

10/06/2020 10:31



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Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price

\$560,000 - \$610,000

Median Unit Price

Year ending March 2020: \$641,500

Comparable Properties



4/16 Thomas St RINGWOOD 3134 (REI/VG)

Agent Comments

2 2 2

Price: \$600,000

Method: Auction Sale

Date: 29/02/2020

Property Type: Unit

Land Size: 226 sqm approx



3/2 Lois St RINGWOOD EAST 3135 (REI)

Agent Comments

2 1 1

Price: \$570,000

Method: Private Sale

Date: 22/04/2020

Rooms: 3

Property Type: Unit

Land Size: 224 sqm approx



3/64 Mt Dandenong Rd RINGWOOD EAST 3135 (REI)

Agent Comments

2 1 1

Price: \$560,000

Method: Private Sale

Date: 08/05/2020

Rooms: 4

Property Type: Unit