

# 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

1/13 Mines Road, 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 & \$720,000

### Median sale price

Median price \$690,000 Property Type Unit Suburb Ringwood East

Period - From 01/07/2022 to 30/09/2022 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	156 Railway Av RINGWOOD EAST 3135	\$710,000	25/11/2022
2	4/3 Mines Rd RINGWOOD EAST 3135	\$650,000	19/09/2022
3	3/12 Mines Rd RINGWOOD EAST 3135	\$640,000	08/09/2022

**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:

12/12/2022 16:12



 3    2    1

**Property Type:** Unit  
**Land Size:** 290 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$680,000 - \$720,000  
**Median Unit Price**  
September quarter 2022: \$690,000

## Comparable Properties



**156 Railway Av RINGWOOD EAST 3135 (REI)**   **Agent Comments**

 3    1    1

**Price:** \$710,000  
**Method:** Private Sale  
**Date:** 25/11/2022  
**Property Type:** Unit



**4/3 Mines Rd RINGWOOD EAST 3135 (REI/VG)**   **Agent Comments**

 3    1    2

**Price:** \$650,000  
**Method:** Private Sale  
**Date:** 19/09/2022  
**Property Type:** Unit  
**Land Size:** 215 sqm approx



**3/12 Mines Rd RINGWOOD EAST 3135 (REI/VG)**   **Agent Comments**

 2    1    1

**Price:** \$640,000  
**Method:** Private Sale  
**Date:** 08/09/2022  
**Property Type:** Unit  
**Land Size:** 167 sqm approx

**Account - Barry Plant** | P: 03 9842 8888