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	2/6 VONADAWN AVENUE RINGWOOD EAST VIC 3135

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$580,000	&	$610,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$720,000	Property type	Unit	Suburb	Ringwood East
Period-from	01 Jun 2021	to	31 May 2022	Source	Corelogic

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 6 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
4/155-157 BEDFORD ROAD RINGWOOD EAST VIC 3135	$617,250	08-Apr-22
2/18 FREEMAN STREET RINGWOOD EAST VIC 3135	$582,500	04-Jun-22
8/21-23 FREEMAN STREET RINGWOOD EAST VIC 3135	$620,000	10-Apr-22

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 6 months.~~

This Statement of Information was prepared on: 27 June 2022

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4/155-157 BEDFORD ROAD RINGWOOD EAST VIC 3135

2 1 1

Sold Price **$617,250** Sold Date **08-Apr-22**

Distance **0.21km**



2/18 FREEMAN STREET RINGWOOD EAST VIC 3135

2 1 2

Sold Price RS **$582,500** Sold Date **04-Jun-22**

Distance **1.02km**



8/21-23 FREEMAN STREET RINGWOOD EAST VIC 3135

2 1 1

Sold Price **$620,000** Sold Date **10-Apr-22**

Distance **1.09km**

RS = Recent sale **UN** = Undisclosed Sale

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