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	3/21 Alexandra Road, Ringwood East Vic 3135

Indicative selling price

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

Range between $520,000 & $560,000

Median sale price

Median price $717,500 Property Type Unit Suburb Ringwood East

Period - From 01/10/2021 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	6/43 Warrandyte Rd RINGWOOD 3134	$610,000	10/10/2022
2	2/18 Freeman St RINGWOOD EAST 3135	$582,500	04/06/2022
3	3/2 Arlington St RINGWOOD 3134	$545,000	10/08/2022

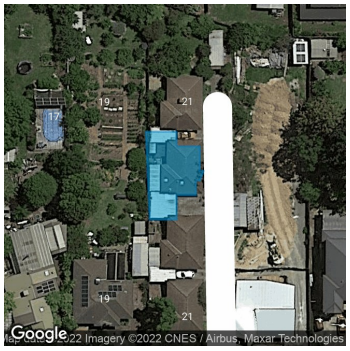
OR

~~**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: 22/11/2022 16:57

3/21 Alexandra Road, Ringwood East Vic 3135

Daniel Bullen
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2 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$520,000 - $560,000
Median Unit Price
Year ending September 2022: $717,500

Comparable Properties



6/43 Warrandyte Rd RINGWOOD 3134 (REI/VG)

2 1 1

Price: $610,000
Method: Private Sale
Date: 10/10/2022
Property Type: Unit
Land Size: 162 sqm approx

Agent Comments



2/18 Freeman St RINGWOOD EAST 3135 (REI/VG)

2 1 2

Price: $582,500
Method: Auction Sale
Date: 04/06/2022
Property Type: Unit
Land Size: 136 sqm approx

Agent Comments



3/2 Arlington St RINGWOOD 3134 (REI/VG)

2 1 1

Price: $545,000
Method: Private Sale
Date: 10/08/2022
Property Type: Unit

Agent Comments

Account - Jellis Craig | P: (03) 9908 5700

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