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	1/4 Grey Street, Ringwood East Vic 3135

Indicative selling price

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

Range between $675,000 & $730,000

Median sale price

Median price $748,250 Property Type Unit Suburb Ringwood East

Period - From 01/04/2021 to 30/06/2021 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	1/128 Bedford Rd HEATHMONT 3135	$730,000	21/04/2021
2	2/12 Mirabel Av RINGWOOD EAST 3135	$673,037	31/03/2021
3	3/36 Carcoola Rd RINGWOOD EAST 3135	$660,000	17/06/2021

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: 28/09/2021 14:02

1/4 Grey Street, Ringwood East Vic 3135

RT Edgar
Rachael Fabbro
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2 1 3

Property Type: Strata Unit/Flat

Agent Comments

study nook

Indicative Selling Price
$675,000 - $730,000
Median Unit Price
June quarter 2021: $748,250

Comparable Properties



1/128 Bedford Rd HEATHMONT 3135 (REI/VG)

2 1 2

Price: $730,000
Method: Private Sale
Date: 21/04/2021
Property Type: Unit
Land Size: 422 sqm approx

Agent Comments



2/12 Mirabel Av RINGWOOD EAST 3135 (REI/VG)

2 1 1

Price: $673,037
Method: Private Sale
Date: 31/03/2021
Property Type: Unit
Land Size: 157 sqm approx

Agent Comments



3/36 Carcoola Rd RINGWOOD EAST 3135 (REI/VG)

2 1 1

Price: $660,000
Method: Private Sale
Date: 17/06/2021
Property Type: Unit

Agent Comments

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