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	2/13 Ware Crescent, Ringwood East Vic 3135

Indicative selling price

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

Range between $680,000 & $710,000

Median sale price

Median price $1,085,000 Property Type House Suburb Ringwood East

Period - From 01/04/2021 to 31/03/2022 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	2/43 Sunbeam Av RINGWOOD EAST 3135	$725,000	23/04/2022
2	1/6 Purser Av RINGWOOD EAST 3135	$695,000	04/03/2022
3	1/38 Grey St RINGWOOD EAST 3135	$690,000	02/04/2022

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: 26/04/2022 11:40

2/13 Ware Crescent, Ringwood East Vic 3135



2 -

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$680,000 - $710,000
Median House Price
Year ending March 2022: $1,085,000

Comparable Properties



2/43 Sunbeam Av RINGWOOD EAST 3135 (REI)

2 1 1

Price: $725,000
Method: Private Sale
Date: 23/04/2022
Property Type: Unit
Land Size: 177 sqm approx

Agent Comments



1/6 Purser Av RINGWOOD EAST 3135 (REI)

3 1 2

Price: $695,000
Method: Private Sale
Date: 04/03/2022
Property Type: Unit
Land Size: 269 sqm approx

Agent Comments



1/38 Grey St RINGWOOD EAST 3135 (REI)

2 1 1

Price: $690,000
Method: Auction Sale
Date: 02/04/2022
Property Type: Unit
Land Size: 350 sqm approx

Agent Comments

Account - Hoskins | P: 98747677, 9722 9755

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