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	1/5 Freeman Street, Ringwood East Vic 3135

Indicative selling price

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

Range between $540,000 & $570,000

Median sale price

Median price $699,000 Property Type Unit Suburb Ringwood East

Period - From 01/10/2022 to 31/12/2022 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	2/52 Mt Dandenong Rd RINGWOOD EAST 3135	$560,000	08/10/2022
2	3/20 Freeman St RINGWOOD EAST 3135	$555,500	07/11/2022
3	3/1 Wilson St RINGWOOD EAST 3135	$550,000	22/11/2022

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: 25/01/2023 18:18

1/5 Freeman Street, Ringwood East Vic 3135



2 1 1

Property Type: Unit

Agent Comments

Indicative Selling Price
$540,000 - $570,000
Median Unit Price
December quarter 2022: $699,000

Comparable Properties



2/52 Mt Dandenong Rd RINGWOOD EAST 3135 (REI/VG)

2 1 1

Price: $560,000
Method: Auction Sale
Date: 08/10/2022
Rooms: 5
Property Type: Unit
Land Size: 160 sqm approx

Agent Comments



3/20 Freeman St RINGWOOD EAST 3135 (VG)

2 - -

Price: $555,500
Method: Sale
Date: 07/11/2022
Property Type: Flat/Unit/Apartment (Res)

Agent Comments



3/1 Wilson St RINGWOOD EAST 3135 (REI)

2 1 1

Price: $550,000
Method: Private Sale
Date: 22/11/2022
Rooms: 3
Property Type: Unit

Agent Comments

Account - Barry Plant | P: 03 9725 9855 | F: 03 9725 2454

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