

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

1/26 HUME STREET 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

\$1,100,000

&

\$1,210,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Unit

Suburb

Ringwood East

Period-from

01 Sep 2022

to

31 Aug 2023

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

47 HEATHMONT ROAD RINGWOOD VIC 3134	\$1,217,000	26-Aug-23
69A CANTERBURY ROAD HEATHMONT VIC 3135	\$1,190,000	23-May-23

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: 11 September 2023



**47 HEATHMONT ROAD
RINGWOOD VIC 3134**

 5  2  2

Sold Price ^{RS} **\$1,217,000** Sold Date **26-Aug-23**

Distance **1.81km**



**69A CANTERBURY ROAD
HEATHMONT VIC 3135**

 4  3  2

Sold Price **\$1,190,000** Sold Date **23-May-23**

Distance **1.01km**

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

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