

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 Rosedale Crescent, Ringwood East Vic 3135

Indicative selling price

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

Range between \$560,000 & \$610,000

Median sale price

Median price \$712,500 Property Type Unit Suburb Ringwood East

Period - From 01/04/2023 to 31/03/2024 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	2/12 Barkly St RINGWOOD 3134	\$605,000	19/04/2024
2	3/4 Nelson St RINGWOOD 3134	\$600,000	12/04/2024
3	1/4 Reserve Rd RINGWOOD 3134	\$599,000	26/01/2024

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: 07/05/2024 16:23



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Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$560,000 - \$610,000

Median Unit Price

Year ending March 2024: \$712,500

Comparable Properties



2/12 Barkly St RINGWOOD 3134 (REI)

Agent Comments

2 1 2

Price: \$605,000

Method: Private Sale

Date: 19/04/2024

Property Type: Unit



3/4 Nelson St RINGWOOD 3134 (REI)

Agent Comments

2 1 2

Price: \$600,000

Method: Private Sale

Date: 12/04/2024

Property Type: Unit

1/4 Reserve Rd RINGWOOD 3134 (VG)

Agent Comments

3 - -

Price: \$599,000

Method: Sale

Date: 26/01/2024

Property Type: Flat/Unit/Apartment (Res)

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