

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

2/1 Fernwood Avenue, Ringwood East Vic 3135

Indicative selling price

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

Range between \$680,000 & \$745,000

Median sale price

Median price \$729,500 Property Type Unit Suburb Ringwood East

Period - From 01/01/2024 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	86 Dublin Rd RINGWOOD EAST 3135	\$756,500	08/04/2024
2	2/61 Bedford Rd RINGWOOD EAST 3135	\$710,000	15/02/2024
3			

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:

18/06/2024 15:46

2/1 Fernwood Avenue, Ringwood East Vic 3135

**Jellis
Craig**

Jacob McGlinchey
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Indicative Selling Price

\$680,000 - \$745,000

Median Unit Price

March quarter 2024: \$729,500



 3  1  1

Property Type: Unit

Agent Comments

Comparable Properties



86 Dublin Rd RINGWOOD EAST 3135 (REI/VG) **Agent Comments**

 3  1  2

Price: \$756,500

Method: Private Sale

Date: 08/04/2024

Property Type: House

Land Size: 319 sqm approx



2/61 Bedford Rd RINGWOOD EAST 3135 (REI/VG) **Agent Comments**

 3  1  2

Price: \$710,000

Method: Private Sale

Date: 15/02/2024

Property Type: Unit

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.

Account - Jellis Craig | P: 03 9870 6211



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