

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 2/14 Fernwood Avenue, Ringwood East

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$695,000

Median sale price

Median price \$650,000 Property type Unit Suburb Ringwood East

Period - From 1/04/2024 to 31/03/2024 Source REIV

Comparable property sales

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. 2/18 Illoura Avenue, Ringwood East	\$ 718,000	13/05/2024
2. 12B Wenwood Street, Ringwood East	\$ 705,500	13/03/2024
3. 2/10 Mirabel Avenue, Ringwood East	\$ 690,000	13/02/2024

This Statement of Information was prepared on: 23/05/2024

Comparable properties



\$ 718,000

2/18 Illoura Avenue, Ringwood East, Victoria

DATE: 13/05/2024

PROPERTY TYPE: UNIT

2 1
 1 sqm



\$ 705,500

12B Wenwood Street, Ringwood East, Victoria

DATE: 13/03/2024

PROPERTY TYPE: UNIT

2 1
 1 sqm



\$ 690,000

2/10 Mirabel Avenue, Ringwood East, Victoria

DATE: 13/02/2024

PROPERTY TYPE: UNIT

2 1
 1 sqm x

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Average of only 21 days on market



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