

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 2/16 Heathwood Street, Ringwood East Vic 3135

Indicative selling price

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

Range between \$630,000 & \$680,000

Median sale price

Median price \$690,000 Property Type Unit Suburb Ringwood East

Period - From 01/01/2023 to 31/12/2023 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	2/3 Freeman St RINGWOOD EAST 3135	\$715,000	03/11/2023
2	1/7 Lena Gr RINGWOOD 3134	\$690,000	03/08/2023
3	4/2 Freeman St RINGWOOD EAST 3135	\$650,000	05/12/2023

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: 22/01/2024 15:49

2/16 Heathwood Street, Ringwood East Vic 3135

**Jellis
Craig**

Jessica Clarke

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Indicative Selling Price

\$630,000 - \$680,000

Median Unit Price

Year ending December 2023: \$690,000



 2  1  1

Property Type: Unit

Agent Comments

Comparable Properties



2/3 Freeman St RINGWOOD EAST 3135 (REI) Agent Comments

 2  1  2

Price: \$715,000

Method: Private Sale

Date: 03/11/2023

Property Type: Unit



1/7 Lena Gr RINGWOOD 3134 (REI/VG) Agent Comments

 2  1  1

Price: \$690,000

Method: Private Sale

Date: 03/08/2023

Property Type: Unit

Land Size: 248 sqm approx



4/2 Freeman St RINGWOOD EAST 3135 (REI) Agent Comments

 2  1  1

Price: \$650,000

Method: Private Sale

Date: 05/12/2023

Property Type: Unit

Account - Jellis Craig | P: 03 9870 6211 | F: 03 9870 6024



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