

# 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 2/3 Freeman Street, Ringwood East Vic 3135

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$645,000 & \$695,000

### Median sale price

Median price \$742,500 Property Type Unit Suburb Ringwood East

Period - From 01/04/2023 to 30/06/2023 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	1/105-107 Dublin Rd RINGWOOD EAST 3135	\$685,000	26/09/2023
2	1/7 Pearwood St RINGWOOD 3134	\$685,000	29/08/2023
3	1/24 Great Ryrie St RINGWOOD 3134	\$681,500	29/06/2023

**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: 12/10/2023 10:48

2/3 Freeman Street, Ringwood East Vic 3135



 2  1  2

**Property Type:** Unit  
**Land Size:** 218 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$645,000 - \$695,000  
**Median Unit Price**  
June quarter 2023: \$742,500

## Comparable Properties



**1/105-107 Dublin Rd RINGWOOD EAST 3135 (REI)** **Agent Comments**

 2  1  1

**Price:** \$685,000  
**Method:** Private Sale  
**Date:** 26/09/2023  
**Property Type:** Unit



**1/7 Pearwood St RINGWOOD 3134 (REI)** **Agent Comments**

 2  1  1

**Price:** \$685,000  
**Method:** Private Sale  
**Date:** 29/08/2023  
**Property Type:** Unit



**1/24 Great Ryrie St RINGWOOD 3134 (REI/VG)** **Agent Comments**

 2  1  1

**Price:** \$681,500  
**Method:** Private Sale  
**Date:** 29/06/2023  
**Property Type:** Unit  
**Land Size:** 183.03 sqm approx

**Account - Vogl & Walpole Estate Agents | P: 03 8580 6200**



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