

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 4/1 Ware Crescent, Ringwood East Vic 3135

Indicative selling price

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

Range between \$460,000 & \$480,000

Median sale price

Median price \$652,500 Property Type Unit Suburb Ringwood East

Period - From 01/10/2023 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	4/63 Patterson St RINGWOOD EAST 3135	\$545,000	14/10/2023
2	7/51 Mt Dandenong Rd RINGWOOD EAST 3135	\$500,000	22/01/2024
3	2/5 Wilson St RINGWOOD EAST 3135	\$470,000	07/12/2023

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: 22/02/2024 12:10



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Property Type: Unit

Agent Comments

Indicative Selling Price

\$460,000 - \$480,000

Median Unit Price

December quarter 2023: \$652,500

Comparable Properties



4/63 Patterson St RINGWOOD EAST 3135 (REI/VG)

Agent Comments

 2  1  1

Price: \$545,000

Method: Auction Sale

Date: 14/10/2023

Property Type: Unit

Land Size: 187 sqm approx



7/51 Mt Dandenong Rd RINGWOOD EAST 3135 (REI)

Agent Comments

 2  1  1

Price: \$500,000

Method: Private Sale

Date: 22/01/2024

Property Type: Unit

Land Size: 102 sqm approx



2/5 Wilson St RINGWOOD EAST 3135 (REI)

Agent Comments

 2  1  1

Price: \$470,000

Method: Sold Before Auction

Date: 07/12/2023

Property Type: Unit

Account - Barry Plant | P: 03 9842 8888