

# 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 4/2-4 Eastfield Road, 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 \$590,000 & \$640,000

### 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	9/21-23 Cutts Av CROYDON 3136	\$675,000	20/05/2024
2	3/48-50 Ford St RINGWOOD 3134	\$595,000	28/05/2024
3	3/52 Mt Dandenong Rd RINGWOOD EAST 3135	\$590,000	29/05/2024

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: 06/06/2024 11:51

4/2-4 Eastfield Road, Ringwood East Vic 3135

**Jellis  
Craig**

Patrick Donker

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2 1 1

**Property Type:** Unit

**Land Size:** 185 sqm approx

Agent Comments

**Indicative Selling Price**

\$590,000 - \$640,000

**Median Unit Price**

March quarter 2024: \$729,500

## Comparable Properties



9/21-23 Cutts Av CROYDON 3136 (REI)

Agent Comments

2 1 1

**Price:** \$675,000

**Method:** Private Sale

**Date:** 20/05/2024

**Property Type:** Unit



3/48-50 Ford St RINGWOOD 3134 (REI)

Agent Comments

2 1 1

**Price:** \$595,000

**Method:** Private Sale

**Date:** 28/05/2024

**Property Type:** Unit

**Land Size:** 164 sqm approx



3/52 Mt Dandenong Rd RINGWOOD EAST  
3135 (REI)

Agent Comments

2 1 1

**Price:** \$590,000

**Method:** Private Sale

**Date:** 29/05/2024

**Property Type:** Unit

Account - Jellis Craig | P: 03 9726 8888



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