

## 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

2/38 Carcoola 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

\$500,000

&

\$550,000

#### Median sale price

Median price

\$540,000

House

Unit

X

Suburb

Ringwood East

Period - From

01/10/2018

to

31/12/2018

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	3 Woodford CI RINGWOOD EAST 3135	\$546,500	06/04/2019
2	1/1 Wyrunga St RINGWOOD EAST 3135	\$538,000	08/11/2018
3	1/7 Federal Rd RINGWOOD EAST 3135	\$525,000	14/02/2019

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.



**Rooms:**  
**Property Type:** Unit  
**Land Size:** 236 sqm approx  
Agent Comments

**Indicative Selling Price**  
\$500,000 - \$550,000  
**Median Unit Price**  
December quarter 2018: \$540,000

## Comparable Properties



**3 Woodford CI RINGWOOD EAST 3135 (REI)** Agent Comments



**Price:** \$546,500  
**Method:** Private Sale  
**Date:** 06/04/2019  
**Rooms:** -  
**Property Type:** Unit



**1/1 Wyrunga St RINGWOOD EAST 3135 (REI)** Agent Comments



**Price:** \$538,000  
**Method:** Private Sale  
**Date:** 08/11/2018  
**Rooms:** 3  
**Property Type:** Unit  
**Land Size:** 187 sqm approx



**1/7 Federal Rd RINGWOOD EAST 3135 (REI)** Agent Comments



**Price:** \$525,000  
**Method:** Private Sale  
**Date:** 14/02/2019  
**Rooms:** 3  
**Property Type:** Unit  
**Land Size:** 229 sqm approx