#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

## Property offered for sale

/4 Lois Street, Ringwood East Vic 3135
/4

#### Indicative selling price

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

narige between \$7.70,000 \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \ \	Range between	\$770,000	&	\$820,000
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#### Median sale price

Median price	\$802,000	Pro	perty Type	Jnit	]	Suburb	Ringwood East
Period - From	01/07/2025	to	30/09/2025	So	ource	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

Add	dress of comparable property	Price	Date of sale
1	1/3 Alexandra Rd RINGWOOD EAST 3135	\$770,050	21/10/2025
2	2/25 Armstrong Rd HEATHMONT 3135	\$815,000	18/10/2025
3	3/8 Shasta Av RINGWOOD EAST 3135	\$850,000	06/07/2025

#### OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparableproperties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	13/11/2025 16:45









Property Type: Unit Land Size: 269 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$770,000 - \$820,000 **Median Unit Price** September quarter 2025: \$802,000

## Comparable Properties



1/3 Alexandra Rd RINGWOOD EAST 3135 (REI)

Price: \$770,050 Method: Private Sale Date: 21/10/2025 Property Type: Unit

2/25 Armstrong Rd HEATHMONT 3135 (REI)





Price: \$815,000

Method: Sold Before Auction

Date: 18/10/2025 Property Type: Unit

Land Size: 458 sqm approx

**Agent Comments** 

**Agent Comments** 



3/8 Shasta Av RINGWOOD EAST 3135 (REI/VG)

Price: \$850,000 Method: Private Sale Date: 06/07/2025 Property Type: Unit

Land Size: 300 sqm approx

**Agent Comments** 

Account - Barry Plant | P: 03 9874 3355





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