

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

1/89 Dublin Road, Ringwood East Vic 3135

Indicative selling price

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

Range between \$780,000 & \$850,000

Median sale price

Median price \$885,000 Property Type Townhouse Suburb Ringwood East

Period - From 07/07/2020 to 06/07/2021 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	3/57 Heathmont Rd RINGWOOD 3134	\$770,000	22/05/2021
2	1/16 Carcoola Rd RINGWOOD EAST 3135	\$905,000	18/03/2021
3	3/33 Mt Dandenong Rd RINGWOOD EAST 3135	\$840,000	25/02/2021

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:

07/07/2021 15:07



Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$780,000 - \$850,000
Median Townhouse Price
07/07/2020 - 06/07/2021: \$885,000

Comparable Properties



3/57 Heathmont Rd RINGWOOD 3134 (REI)

Agent Comments



Price: \$770,000
Method: Private Sale
Date: 22/05/2021
Property Type: Townhouse (Single)



1/16 Carcoola Rd RINGWOOD EAST 3135 (REI/VG)

Agent Comments



Price: \$905,000
Method: Private Sale
Date: 18/03/2021
Property Type: Townhouse (Res)
Land Size: 318 sqm approx



3/33 Mt Dandenong Rd RINGWOOD EAST 3135 (REI/VG)

Agent Comments



Price: \$840,000
Method: Sold Before Auction
Date: 25/02/2021
Property Type: Townhouse (Res)
Land Size: 277 sqm approx