

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

2/93 Mt Dandenong Road Ringwood East VIC 3135

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$608,975

Property type

Unit

Suburb

Ringwood East

Period-from

01 Mar 2019

to

29 Feb 2020

Source

Corelogic

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 6 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

4/98 Mt Dandenong Road Ringwood East VIC 3135	\$545,000	14-Dec-19
2/7 Purser Avenue Ringwood East VIC 3135	\$530,000	21-Sep-19
4/73 Mt Dandenong Road Ringwood East VIC 3135	\$505,000	13-Nov-19

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 6 months.~~

This Statement of Information was prepared on: 03 March 2020



**4/98 Mt Dandenong Road
Ringwood East VIC 3135**

2 1 1

Sold Price

\$545,000

Sold Date

14-Dec-19

Distance

0.4km



**2/7 Purser Avenue Ringwood East
VIC 3135**

2 1 1

Sold Price

\$530,000

Sold Date

21-Sep-19

Distance

0.42km



**4/73 Mt Dandenong Road
Ringwood East VIC 3135**

2 1 2

Sold Price

\$505,000

Sold Date

13-Nov-19

Distance

0.22km

RS = Recent sale

UN = Undisclosed Sale

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