

# 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](http://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 Caroola 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