

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 2/104 Mount Dandenong Road, Ringwood East Vic 3135

Indicative selling price

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

Single price \$719,000

Median sale price

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

Period - From 04/12/2020 to 03/12/2021 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	6/11-13 Ross Rd CROYDON 3136	\$800,500	25/11/2021
2	3/11-13 Ross Rd CROYDON 3136	\$750,000	06/11/2021
3			

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: 04/12/2021 19:14



 3  1  2

Rooms: 5
Property Type: Townhouse (Res)
Land Size: 161 sqm approx
Agent Comments

Indicative Selling Price
\$719,000
Median Townhouse Price
04/12/2020 - 03/12/2021: \$885,000

Comparable Properties



6/11-13 Ross Rd CROYDON 3136 (REI)

Agent Comments

 3  1  2

Price: \$800,500
Method: Sold Before Auction
Date: 25/11/2021
Rooms: 5
Property Type: Townhouse (Res)
Land Size: 252 sqm approx



3/11-13 Ross Rd CROYDON 3136 (REI)

Agent Comments

 3  1  2

Price: \$750,000
Method: Private Sale
Date: 06/11/2021
Property Type: Townhouse (Res)

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.

Account - Philip Webb