

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

6/41-43 Dublin Road, Ringwood East Vic 3135

Indicative selling price

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

Range between

\$550,000

&

\$600,000

Median sale price

Median price

\$742,500

Property Type

Unit

Suburb

Ringwood East

Period - From

01/04/2023

to

30/06/2023

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.

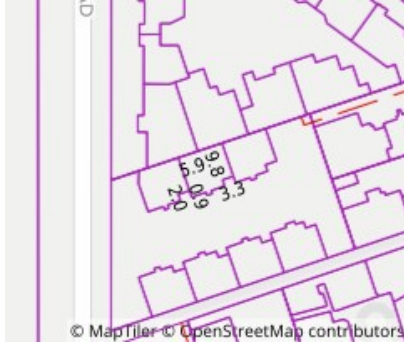
	Address of comparable property	Price	Date of sale
1	4/11 Freeman St RINGWOOD EAST 3135	\$595,000	29/03/2023
2	2/22 Lena Gr RINGWOOD 3134	\$592,000	18/04/2023
3	2/16 Lena Gr RINGWOOD 3134	\$570,000	19/05/2023

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:

26/07/2023 12:57



Rooms: 5
Property Type: Unit
Agent Comments

Indicative Selling Price
\$550,000 - \$600,000
Median Unit Price
June quarter 2023: \$742,500

Comparable Properties



4/11 Freeman St RINGWOOD EAST 3135 (REI/VG)

Agent Comments



Price: \$595,000
Method: Private Sale
Date: 29/03/2023
Property Type: Unit



2/22 Lena Gr RINGWOOD 3134 (REI/VG)

Agent Comments



Price: \$592,000
Method: Private Sale
Date: 18/04/2023
Property Type: Unit
Land Size: 154 sqm approx



2/16 Lena Gr RINGWOOD 3134 (REI/VG)

Agent Comments



Price: \$570,000
Method: Private Sale
Date: 19/05/2023
Property Type: Unit

Account - Barry Plant | P: 03 9735 3300