

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

2-3/130 Mt Dandenong Road, Ringwood East Vic 3135

Indicative selling price

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

Range between

\$590,000

&

\$645,000

Median sale price

Median price

\$635,750

Property Type

Unit

Suburb

Ringwood East

Period - From

01/10/2019

to

31/12/2019

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 | 1/130 Mt Dandenong Rd RINGWOOD EAST 3135 | \$660,000 | 12/09/2019 |
| 2 | | | |
| 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:

13/02/2020 13:56



Property Type:
Agent Comments

Indicative Selling Price
\$590,000 - \$645,000
Median Unit Price
December quarter 2019: \$635,750

Comparable Properties

**1/130 Mt Dandenong Rd RINGWOOD EAST
3135 (REI)**

Agent Comments



Price: \$660,000
Method: Private Sale
Date: 12/09/2019
Property Type: Unit

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.