

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

87 Dublin Road, Ringwood East Vic 3135

Indicative selling price

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

Range between \$870,000

&

\$920,000

Median sale price

Median price \$1,100,000

Property Type House

Suburb Ringwood East

Period - From 01/10/2021

to 31/12/2021

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	2 Rotherwood Av RINGWOOD EAST 3135	\$870,000	19/03/2022
2	2 Anthony Ct RINGWOOD 3134	\$900,000	08/12/2021
3	13 Jeffrey Dr RINGWOOD 3134	\$920,000	10/02/2022

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:

23/03/2022 18:29



 2
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  1

Property Type: Development Site (Res)

Land Size: 696 sqm approx

Agent Comments

Indicative Selling Price

\$870,000 - \$920,000

Median House Price

December quarter 2021: \$1,100,000

Comparable Properties



2 Rotherwood Av RINGWOOD EAST 3135 (REI)

Agent Comments

 3
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  2

Price: \$870,000

Method: Auction Sale

Date: 19/03/2022

Rooms: 5

Property Type: House (Res)

Land Size: 904 sqm approx

2 Anthony Ct RINGWOOD 3134 (VG)

Agent Comments

 3
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Price: \$900,000

Method: Sale

Date: 08/12/2021

Property Type: House (Res)

Land Size: 707 sqm approx



13 Jeffrey Dr RINGWOOD 3134 (REI)

Agent Comments

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Price: \$920,000

Method: Sold Before Auction

Date: 10/02/2022

Property Type: House (Res)

Land Size: 650 sqm approx

Account - Philip Webb