#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

### Property offered for sale

Address	87 Dublin Road, Ringwood East Vic 3135
Including suburb and	
postcode	

#### Indicative selling price

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

#### Median sale price

Median price	\$1,100,000	Pro	perty 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

Address of comparable property		1 1100	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

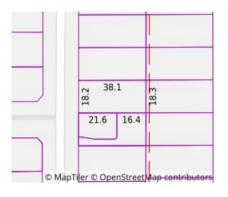
B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	23/03/2022 18:29



Date of sale





**1** 2 **1 1 1** 

Property Type: Development Site

(Hes

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)

**—** 3

**i** 

Æ

Price: \$870,000 Method: Auction Sale Date: 19/03/2022

Rooms: 5 Property Type: House (Res) Land Size: 904 sqm approx **Agent Comments** 

2 Anthony Ct RINGWOOD 3134 (VG)

---



*€*3 .

Price: \$900,000 Method: Sale Date: 08/12/2021

**Property Type:** House (Res) **Land Size:** 707 sqm approx

**Agent Comments** 



13 Jeffrey Dr RINGWOOD 3134 (REI)

**-**3



**A** 

Price: \$920,000

Method: Sold Before Auction

Date: 10/02/2022

**Property Type:** House (Res) **Land Size:** 650 sqm approx

Agent Comments

Account - Philip Webb



