

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

4/78 Dublin Road, Ringwood East Vic 3135

Indicative selling price

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

Single price

\$509,000

Median sale price

Median price

\$630,000

Property Type

Unit

Suburb

Ringwood East

Period - From

01/10/2019

to

30/09/2020

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	3/25 Railway Av RINGWOOD EAST 3135	\$510,000	29/05/2020
2	4/38 Eastfield Rd RINGWOOD EAST 3135	\$505,000	13/10/2020
3	2/17a Mt Dandenong Rd RINGWOOD EAST 3135	\$501,000	05/10/2020

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:

07/11/2020 19:37



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Property Type: Unit
Agent Comments

Indicative Selling Price
\$509,000

Median Unit Price
Year ending September 2020: \$630,000

Comparable Properties



3/25 Railway Av RINGWOOD EAST 3135 (REI/VG)

Agent Comments

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Price: \$510,000
Method: Private Sale
Date: 29/05/2020
Rooms: 4
Property Type: Unit



4/38 Eastfield Rd RINGWOOD EAST 3135 (REI) **Agent Comments**

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Price: \$505,000
Method: Private Sale
Date: 13/10/2020
Rooms: 3
Property Type: Unit



2/17a Mt Dandenong Rd RINGWOOD EAST 3135 (REI)

Agent Comments

 2  1  1

Price: \$501,000
Method: Private Sale
Date: 05/10/2020
Property Type: Unit
Land Size: 170 sqm approx