

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

2/130 Mt Dandenong Road, Ringwood East Vic 3135

Indicative selling price

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

Range between \$600,000

&

\$660,000

Median sale price

Median price \$725,000

Property Type Unit

Suburb Ringwood East

Period - From 01/04/2022

to

30/06/2022

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	3/358 Maroondah Hwy RINGWOOD 3134	\$650,000	11/07/2022
2	2/6 Vonadawn Av RINGWOOD EAST 3135	\$620,000	14/07/2022
3	3/14-18 Dublin Rd RINGWOOD EAST 3135	\$610,000	22/06/2022

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:

28/07/2022 16:45



 2  1  1

Rooms: 3

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$600,000 - \$660,000

Median Unit Price

June quarter 2022: \$725,000

Comparable Properties



3/358 Maroondah Hwy RINGWOOD 3134 (REI) **Agent Comments**

 2  2  1

Price: \$650,000

Method: Private Sale

Date: 11/07/2022

Property Type: Townhouse (Single)



2/6 Vonadawn Av RINGWOOD EAST 3135 (REI) **Agent Comments**

 2  1  3

Price: \$620,000

Method: Private Sale

Date: 14/07/2022

Property Type: Unit

Land Size: 212 sqm approx



3/14-18 Dublin Rd RINGWOOD EAST 3135 (REI) **Agent Comments**

 2  1  1

Price: \$610,000

Method: Private Sale

Date: 22/06/2022

Property Type: Unit

Account - Philip Webb