

# 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

1/51 Mount Dandenong Road, Ringwood East Vic 3135

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between

\$480,000

&

\$520,000

### Median sale price

Median price

\$739,750

Property Type

Unit

Suburb

Ringwood East

Period - From

01/07/2024

to

30/09/2024

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	4/1 Ware Cr RINGWOOD EAST 3135	\$435,000	17/07/2024
2	3/52 Mt Dandenong Rd RINGWOOD EAST 3135	\$590,000	29/05/2024
3	2/51 Mt Dandenong Rd RINGWOOD EAST 3135	\$510,000	27/05/2024

**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:

12/11/2024 13:13



 2  1  1

**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**

\$480,000 - \$520,000

**Median Unit Price**

September quarter 2024: \$739,750

## Comparable Properties



**4/1 Ware Cr RINGWOOD EAST 3135 (REI/VG)**

**Agent Comments**

 2  1  1

**Price:** \$435,000

**Method:** Private Sale

**Date:** 17/07/2024

**Property Type:** Unit



**3/52 Mt Dandenong Rd RINGWOOD EAST 3135 (REI/VG)** **Agent Comments**

 2  1  1

**Price:** \$590,000

**Method:** Private Sale

**Date:** 29/05/2024

**Property Type:** Unit



**2/51 Mt Dandenong Rd RINGWOOD EAST 3135 (REI/VG)** **Agent Comments**

 2  1  1

**Price:** \$510,000

**Method:** Private Sale

**Date:** 27/05/2024

**Property Type:** Unit

**Account - Barry Plant** | P: 03 9842 8888