

Statement of Information

Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address 1/36 Dublin Road, Ringwood East

Indicative selling price

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

Single price \$499,500

or range between

\$

&

\$

Median sale price

Median price \$620,000

*House

*Unit

X

Suburb Ringwood East

Period - From 1/04/2018

to 30/06/2018

Source REIV

Comparable property sales

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
3/53 Dublin Road, Ringwood East	\$510,000	30/04/2018
1/12 Freeman Street, Ringwood East	\$490,000	02/06/2018
1/90 Mt Dandenong Road, Ringwood East	\$555,000	10/04/2018

OR

~~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.~~