

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

4/39 MT DANDENONG ROAD RINGWOOD EAST VIC 3135

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$650,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$719,000

Property type

Unit

Suburb

Ringwood East

Period-from

01 Oct 2023

to

30 Sep 2024

Source

Corelogic

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 6 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

2/18 ILLOURA AVENUE RINGWOOD EAST VIC 3135	\$718,000	13-May-24
2/17 VICTORIA STREET RINGWOOD EAST VIC 3135	\$665,000	29-Jun-24
2/127 BEDFORD ROAD RINGWOOD EAST VIC 3135	\$670,000	07-Sep-24

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 6 months.~~

This Statement of Information was prepared on: 01 October 2024



**2/18 ILLOURA AVENUE
RINGWOOD EAST VIC 3135**

 2  1  1

Sold Price **\$718,000** Sold Date **13-May-24**

Distance **0.84km**



**2/17 VICTORIA STREET
RINGWOOD EAST VIC 3135**

 2  1  1

Sold Price **\$665,000** Sold Date **29-Jun-24**

Distance **1.08km**



**2/127 BEDFORD ROAD RINGWOOD
EAST VIC 3135**

 2  1  1

Sold Price ^{RS} **\$670,000** Sold Date **07-Sep-24**

Distance **1.11km**

RS = Recent sale **UN** = Undisclosed Sale

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