

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

10/14-18 Dublin Road, Ringwood East Vic 3135

Indicative selling price

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

Range between \$580,000

&

\$625,000

Median sale price

Median price \$609,950

Property Type Unit

Suburb Ringwood East

Period - From 15/11/2018

to

14/11/2019

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	1/12-22 Cutts Av CROYDON 3136	\$603,000	15/07/2019
2	1/6 Heathmont Rd RINGWOOD 3134	\$600,000	04/09/2019
3	1/3 The Centreway RINGWOOD 3134	\$599,990	21/08/2019

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:

15/11/2019 16:04



 3  1  1

Property Type: Unit
Land Size: 500 sqm approx
Agent Comments

Indicative Selling Price
\$580,000 - \$625,000
Median Unit Price
15/11/2018 - 14/11/2019: \$609,950

Comparable Properties



1/12-22 Cutts Av CROYDON 3136 (REI/VG)

Agent Comments

 3  1  2

Price: \$603,000
Method: Private Sale
Date: 15/07/2019
Rooms: 5
Property Type: Unit
Land Size: 500 sqm approx



1/6 Heathmont Rd RINGWOOD 3134 (REI/VG)

Agent Comments

 3  1  2

Price: \$600,000
Method: Private Sale
Date: 04/09/2019
Rooms: 4
Property Type: Unit
Land Size: 360 sqm approx



1/3 The Centreway RINGWOOD 3134 (REI/VG)

Agent Comments

 3  1  1

Price: \$599,990
Method: Private Sale
Date: 21/08/2019
Rooms: 4
Property Type: Unit
Land Size: 423 sqm approx