## 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

13/59 Mt Dandenong Road, Ringwood East Vic 3135

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$490,000		&		\$539,000					
Median sale pr	rice									
Median price	\$607,500	Pro	operty Type	Unit			Suburb	Ringwood East		
Period - From	01/01/2020	to	31/12/2020		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	2/27 Morcom Av RINGWOOD EAST 3135	\$545,000	04/01/2021
2	3/21-23 Freeman St RINGWOOD EAST 3135	\$545,000	01/12/2020
3	1/2 Campbell St HEATHMONT 3135	\$527,500	06/10/2020

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:

19/01/2021 11:51









Property Type: Unit Agent Comments

**Indicative Selling Price** \$490,000 - \$539,000 **Median Unit Price** Year ending December 2020: \$607,500

# **Comparable Properties**



2/27 Morcom Av RINGWOOD EAST 3135 (REI) Agent Comments



Price: \$545,000 Method: Private Sale Date: 04/01/2021 Property Type: Unit



3/21-23 Freeman St RINGWOOD EAST 3135 (REI)

Agent Comments



Price: \$545,000 Method: Private Sale Date: 01/12/2020 Property Type: Unit Land Size: 138 sqm approx



1/2 Campbell St HEATHMONT 3135 (REI/VG)



Agent Comments

Price: \$527,500 Method: Private Sale Date: 06/10/2020 Property Type: Unit

Account - Philip Webb



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.