

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 between \$490,000 & \$539,000

Median sale price

Median price \$607,500 Property Type Unit Suburb Ringwood East

Period - From 01/01/2020 to 31/12/2020 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	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



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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**

 2  1  1

Price: \$545,000

Method: Private Sale

Date: 04/01/2021

Property Type: Unit



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

 2  1  1

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**

 2  1  1

Price: \$527,500

Method: Private Sale

Date: 06/10/2020

Property Type: Unit