

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

1A Valda Avenue, Ringwood East Vic 3135

Indicative selling price

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

Range between \$550,000 & \$600,000

Median sale price

Median price \$595,000 Property Type Unit Suburb Ringwood East

Period - From 01/04/2020 to 30/06/2020 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	7/41-43 Dublin Rd RINGWOOD EAST 3135	\$602,500	17/07/2020
2	2/93 Mt Dandenong Rd RINGWOOD EAST 3135	\$600,000	14/03/2020
3	1/100 Mt Dandenong Rd RINGWOOD EAST 3135	\$560,000	09/05/2020

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: 12/08/2020 17:08



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Property Type: Unit
Land Size: 264 sqm approx
Agent Comments

Indicative Selling Price
\$550,000 - \$600,000
Median Unit Price
June quarter 2020: \$595,000

Comparable Properties



7/41-43 Dublin Rd RINGWOOD EAST 3135 (REI)

Agent Comments

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Price: \$602,500
Method: Private Sale
Date: 17/07/2020
Property Type: Unit
Land Size: 148 sqm approx



2/93 Mt Dandenong Rd RINGWOOD EAST 3135 (REI/VG)

Agent Comments

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Price: \$600,000
Method: Auction Sale
Date: 14/03/2020
Rooms: 3
Property Type: Unit
Land Size: 342 sqm approx



1/100 Mt Dandenong Rd RINGWOOD EAST 3135 (REI/VG)

Agent Comments

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Price: \$560,000
Method: Auction Sale
Date: 09/05/2020
Rooms: 3
Property Type: Unit