

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

97a Dublin Road, Ringwood East Vic 3135

Indicative selling price

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

Range between

\$700,000

&

\$770,000

Median sale price

Median price

\$981,250

Property Type

House

Suburb

Ringwood East

Period - From

01/10/2020

to

30/09/2021

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	105 Great Ryrie St HEATHMONT 3135	\$750,000	30/09/2021
2	1/14 Myrtle Av HEATHMONT 3135	\$735,000	07/08/2021
3	4 Doulton Av HEATHMONT 3135	\$700,000	03/08/2021

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:

18/10/2021 16:29



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Rooms: 3
Property Type: House
Land Size: 701 sqm approx
Agent Comments

Indicative Selling Price
\$700,000 - \$770,000
Median House Price
Year ending September 2021: \$981,250

Comparable Properties



105 Great Ryrie St HEATHMONT 3135 (REI)

Agent Comments

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Price: \$750,000
Method: Private Sale
Date: 30/09/2021
Property Type: House
Land Size: 324 sqm approx



1/14 Myrtle Av HEATHMONT 3135 (REI)

Agent Comments

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Price: \$735,000
Method: Auction Sale
Date: 07/08/2021
Rooms: 4
Property Type: House (Res)
Land Size: 348 sqm approx

4 Doultton Av HEATHMONT 3135 (VG)

Agent Comments

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Price: \$700,000
Method: Sale
Date: 03/08/2021
Property Type: House (Res)
Land Size: 1153 sqm approx