

36 Railway Avenue Ringwood East VIC 3135

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Statement of Information for Residential Property

Property Offered For Sale: 4/53 Dublin Road, Ringwood East

Type: Unit **Land:** sqm (approx) **2 BED 1 BATH 1 CAR**

Agent Comments:

INDICATIVE SELLING PRICE: \$430,000 - \$470,000

MEDIAN UNIT PRICE: Quarter ending March 2017: \$620,000



Ringwood East 4/34 Dublin Road

PRICE	\$440,000	AGENT COMMENTS
SALE DATE	27 May 2017	
METHOD	Auction Sale	
TYPE	Unit	
LAND	sqm (approx)	

2 BED 1 BATH 1 CAR



Ringwood East 1/98 Mt Dandenong Road

PRICE	\$485,000	AGENT COMMENTS
SALE DATE	9 May 2017	
METHOD	Private Sale	
TYPE	Unit	
LAND	sqm (approx)	

2 BED 1 BATH 1 CAR



Ringwood East 3/1 Mines Road

PRICE	\$560,000	AGENT COMMENTS
SALE DATE	1 July 2017	
METHOD	Private Sale	
TYPE	Unit	
LAND	sqm (approx)	

2 BED 1 BATH 1 CAR

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Statement of Information

Single Residential Property located in the Melbourne Metropolitan Area

Sections 47AF of the *Estate Agents Act 1980*

Property offered for sale

Address
Including suburb and
postcode 4/53 Dublin Road, Ringwood East VIC 3135

Indicative selling price

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

Indicative Selling
Range Between \$430,000 & \$470,000

Median sale price

Median price \$620,000 Unit * Suburb Ringwood East
Period From 1st January 2017 to 31st March 2017 Source RP Data

Comparable property sales

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) 4/34 Dublin Road, Ringwood East (2 bed, 1 bath, 1 car)	\$440,000	27/05/2017
2) 1/98 Mt Dandenong Road, Ringwood East (2 bed, 1 bath, 1 car)	\$485,000	09/05/2017
3) 3/1 Mines Road, Ringwood East (2 bed, 1 bath, 1 car)	\$560,000	01/07/2017