

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

1/54 Holland Road, Ringwood East Vic 3135

Indicative selling price

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

Range between

\$900,000

&

\$965,000

Median sale price

Median price

\$742,500

Property Type

Unit

Suburb

Ringwood East

Period - From

01/04/2023

to

30/06/2023

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	22 Towerhill Dr RINGWOOD 3134	\$973,500	07/08/2023
2	4/22 Mines Rd RINGWOOD EAST 3135	\$935,000	19/05/2023
3	3/12 Braeside Av RINGWOOD EAST 3135	\$913,000	02/09/2023

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:

12/09/2023 11:24



Property Type:
Agent Comments

Indicative Selling Price
\$900,000 - \$965,000
Median Unit Price
June quarter 2023: \$742,500

Comparable Properties



22 Towerhill Dr RINGWOOD 3134 (REI)

Agent Comments



Price: \$973,500
Method: Private Sale
Date: 07/08/2023
Property Type: Townhouse (Single)



4/22 Mines Rd RINGWOOD EAST 3135 (REI/VG)

Agent Comments



Price: \$935,000
Method: Private Sale
Date: 19/05/2023
Property Type: Townhouse (Single)
Land Size: 200 sqm approx



3/12 Braeside Av RINGWOOD EAST 3135 (REI) Agent Comments



Price: \$913,000
Method: Auction Sale
Date: 02/09/2023
Property Type: Townhouse (Res)