

## 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

1/71 MT DANDENONG ROAD RINGWOOD EAST VIC 3135

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$750,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$700,000

Property type

Unit

Suburb

Ringwood East

Period-from

01 Sep 2022

to

31 Aug 2023

Source

Corelogic

### 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 6 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

1/1 LANGLEY STREET RINGWOOD EAST VIC 3135	\$760,000	06-May-23
3/4 GEORGES ROAD RINGWOOD VIC 3134	\$775,000	06-Sep-23
3/51A MT DANDENONG ROAD CROYDON VIC 3136	\$750,000	19-May-23

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 6 months.~~

This Statement of Information was prepared on: 13 September 2023



**1/1 LANGLEY STREET RINGWOOD  
EAST VIC 3135**

3 1 1

Sold Price

**\$760,000**

Sold Date **06-May-23**

Distance **0.86km**



**3/4 GEORGES ROAD RINGWOOD  
VIC 3134**

3 2 1

Sold Price

<sup>RS</sup> **\$775,000**

Sold Date **06-Sep-23**

Distance **1.22km**



**3/51A MT DANDENONG ROAD  
CROYDON VIC 3136**

3 2 2

Sold Price

**\$750,000**

Sold Date **19-May-23**

Distance **1.55km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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