

# 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

10/51 Mt Dandenong Road, Ringwood East Vic 3135

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price

\$460,000

### Median sale price

Median price

\$635,750

Property Type

Unit

Suburb

Ringwood East

Period - From

01/10/2019

to

31/12/2019

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	2/28 Oliver St RINGWOOD 3134	\$485,000	01/04/2020
2	1/14 Tintern Av BAYSWATER NORTH 3153	\$440,000	11/01/2020
3	5/32 Mt Dandenong Rd RINGWOOD EAST 3135	\$430,000	26/11/2019

**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:

16/04/2020 16:46



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**Property Type:** Unit  
**Agent Comments**

**Indicative Selling Price**

\$460,000

**Median Unit Price**

December quarter 2019: \$635,750

## Comparable Properties



**2/28 Oliver St RINGWOOD 3134 (REI)**

**Agent Comments**

 2    1    1

**Price:** \$485,000

**Method:** Private Sale

**Date:** 01/04/2020

**Property Type:** Unit

**Land Size:** 94 sqm approx



**1/14 Tintern Av BAYSWATER NORTH 3153 (REI/VG)**

**Agent Comments**

 2    1    1

**Price:** \$440,000

**Method:** Private Sale

**Date:** 11/01/2020

**Rooms:** 3

**Property Type:** Unit

**Land Size:** 155 sqm approx



**5/32 Mt Dandenong Rd RINGWOOD EAST 3135 (REI/VG)**

**Agent Comments**

 2    1    1

**Price:** \$430,000

**Method:** Private Sale

**Date:** 26/11/2019

**Rooms:** 3

**Property Type:** Unit