

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

1/41 Dublin Road, Ringwood East Vic 3135

Indicative selling price

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

Range between \$510,000 & \$560,000

Median sale price

Median price \$630,000 Property Type Unit Suburb Ringwood East

Period - From 01/10/2019 to 30/09/2020 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	2/43-45 Warrandyte Rd RINGWOOD 3134	\$580,000	08/10/2020
2	23/7 Turnbull Ct RINGWOOD 3134	\$546,500	30/05/2020
3	2/25 Railway Av RINGWOOD EAST 3135	\$538,800	23/06/2020

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:

24/10/2020 14:02



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Property Type: Unit
Land Size: 151 sqm approx
Agent Comments

Indicative Selling Price

\$510,000 - \$560,000

Median Unit Price

Year ending September 2020: \$630,000

Comparable Properties



2/43-45 Warrandyte Rd RINGWOOD 3134 (REI) **Agent Comments**

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Price: \$580,000
Method: Private Sale
Date: 08/10/2020
Property Type: Unit
Land Size: 148 sqm approx



23/7 Turnbull Ct RINGWOOD 3134 (REI/VG) **Agent Comments**

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Price: \$546,500
Method: Auction Sale
Date: 30/05/2020
Rooms: 3
Property Type: Townhouse (Res)



2/25 Railway Av RINGWOOD EAST 3135 (VG) **Agent Comments**

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Price: \$538,800
Method: Sale
Date: 23/06/2020
Property Type: Flat/Unit/Apartment (Res)