

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

50 Mount Dandenong Road, Ringwood East Vic 3135

Indicative selling price

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

Single price

\$750,000

Median sale price

Median price

\$1,100,000

Property Type

House

Suburb

Ringwood East

Period - From

01/07/2023

to

30/09/2023

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	118 Mt Dandenong Rd RINGWOOD EAST 3135	\$1,030,000	03/05/2023
2	354 Maroondah Hwy RINGWOOD 3134	\$965,000	25/07/2023
3			

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:

17/11/2023 14:56



Property Type: Development

Land Size: 892 sqm approx

Agent Comments

Indicative Selling Price

\$750,000

Median House Price

September quarter 2023: \$1,100,000

Comparable Properties



118 Mt Dandenong Rd RINGWOOD EAST 3135 **Agent Comments**
(REI)



Price: \$1,030,000

Method: Private Sale

Date: 03/05/2023

Property Type: House (Res)

Land Size: 885 sqm approx



354 Maroondah Hwy RINGWOOD 3134 (REI) **Agent Comments**



Price: \$965,000

Method: Private Sale

Date: 25/07/2023

Property Type: House

Land Size: 871 sqm approx

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.

Account - Barry Plant | P: 03 9842 8888