

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 5/51 Mt Dandenong Road, Ringwood East Vic 3135

Indicative selling price

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

Range between \$490,000 & \$530,000

Median sale price

Median price \$669,019 Property Type Unit Suburb Ringwood East

Period - From 28/10/2020 to 27/10/2021 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	1/17a Mt Dandenong Rd RINGWOOD EAST 3135	\$522,000	13/07/2021
2	4/41 Patterson St RINGWOOD EAST 3135	\$518,000	17/07/2021
3	10/7 Wenwood St RINGWOOD EAST 3135	\$515,000	10/05/2021

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: 28/10/2021 08:47



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Rooms: 3
Property Type: Unit
Land Size: 102 sqm approx
Agent Comments

Indicative Selling Price
\$490,000 - \$530,000
Median Unit Price
28/10/2020 - 27/10/2021: \$669,019

Comparable Properties



1/17a Mt Dandenong Rd RINGWOOD EAST
3135 (REI/VG)

Agent Comments

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Price: \$522,000
Method: Private Sale
Date: 13/07/2021
Property Type: Unit
Land Size: 151 sqm approx



4/41 Patterson St RINGWOOD EAST 3135
(REI/VG)

Agent Comments

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Price: \$518,000
Method: Auction Sale
Date: 17/07/2021
Rooms: 4
Property Type: Unit



10/7 Wenwood St RINGWOOD EAST 3135
(REI/VG)

Agent Comments

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Price: \$515,000
Method: Private Sale
Date: 10/05/2021
Property Type: Apartment

Account - Philip Webb