

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

2/6 Dublin Road, Ringwood East Vic 3135

Indicative selling price

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

Range between

\$570,000

&

\$625,000

Median sale price

Median price

\$652,500

Property Type

Unit

Suburb

Ringwood East

Period - From

01/10/2023

to

31/12/2023

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	2/14-18 Dublin Rd RINGWOOD EAST 3135	\$590,000	02/12/2023
2	5/33-39 Dublin Rd RINGWOOD EAST 3135	\$629,000	25/10/2023
3	7/51 Mt Dandenong Rd RINGWOOD EAST 3135	\$500,000	22/01/2024

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:

27/03/2024 10:34



 2  1  1

Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price

\$570,000 - \$625,000

Median Unit Price

December quarter 2023: \$652,500

Comparable Properties

2/14-18 Dublin Rd RINGWOOD EAST 3135 (REI)

Agent Comments

 2  1  1

Price: \$590,000

Method:

Date: 02/12/2023

Property Type: Unit

5/33-39 Dublin Rd RINGWOOD EAST 3135 (REI)

Agent Comments

 2  1  2

Price: \$629,000

Method:

Date: 25/10/2023

Property Type: Unit



7/51 Mt Dandenong Rd RINGWOOD EAST 3135 (REI/VG)

Agent Comments

 2  1  1

Price: \$500,000

Method: Private Sale

Date: 22/01/2024

Property Type: Unit

Land Size: 102 sqm approx

Account - Barry Plant | P: 03 9842 8888