

# 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

3/55 Dublin Road, Ringwood East Vic 3135

### Indicative selling price

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

Range between \$660,000

&

\$705,000

### Median sale price

Median price \$672,500

Property Type Unit

Suburb Ringwood East

Period - From 01/04/2024

to 30/06/2024

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	1/51 Campbell St HEATHMONT 3135	\$675,000	20/03/2024
2	2/17 Victoria St RINGWOOD EAST 3135	\$665,000	29/06/2024
3	2/13 Emerald St RINGWOOD 3134	\$665,000	19/03/2024

**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:

16/07/2024 09:34



 2  1  2

**Property Type:** Unit  
**Land Size:** 221 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$660,000 - \$705,000  
**Median Unit Price**  
June quarter 2024: \$672,500

## Comparable Properties



**1/51 Campbell St HEATHMONT 3135 (REI/VG)** **Agent Comments**

 2  1  2

**Price:** \$675,000  
**Method:** Private Sale  
**Date:** 20/03/2024  
**Property Type:** Unit  
**Land Size:** 375 sqm approx



**2/17 Victoria St RINGWOOD EAST 3135 (REI)** **Agent Comments**

 2  1  1

**Price:** \$665,000  
**Method:** Auction Sale  
**Date:** 29/06/2024  
**Property Type:** Unit



**2/13 Emerald St RINGWOOD 3134 (REI/VG)** **Agent Comments**

 2  1  2

**Price:** \$665,000  
**Method:** Private Sale  
**Date:** 19/03/2024  
**Property Type:** Unit

**Account - Woodards** | P: 0390563899