

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 3/31 Mt Dandenong Road, Ringwood East Vic 3135

Indicative selling price

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

Range between \$660,000 & \$700,000

Median sale price

Median price \$540,000 House Unit X Suburb Ringwood East

Period - From 01/10/2018 to 31/12/2018 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	16/37 William St RINGWOOD 3134	\$710,000	27/03/2019
2	6/156 Warrandyte Rd RINGWOOD NORTH 3134	\$675,000	04/12/2018
3	4/135a Warrandyte Rd RINGWOOD NORTH 3134	\$651,000	05/04/2019

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.



Rooms:
Property Type: Townhouse
(Single)
Agent Comments

Indicative Selling Price
\$660,000 - \$700,000
Median Unit Price
December quarter 2018: \$540,000

Comparable Properties



16/37 William St RINGWOOD 3134 (REI)

Agent Comments



Price: \$710,000
Method: Private Sale
Date: 27/03/2019
Rooms: 5
Property Type: Townhouse (Single)



6/156 Warrandyte Rd RINGWOOD NORTH 3134 (REI/VG) Agent Comments



Price: \$675,000
Method: Private Sale
Date: 04/12/2018
Rooms: 5
Property Type: Townhouse (Single)
Land Size: 176 sqm approx



4/135a Warrandyte Rd RINGWOOD NORTH 3134 (REI)

Agent Comments



Price: \$651,000
Method: Sold Before Auction
Date: 05/04/2019
Rooms: 6
Property Type: Unit