

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	3/31 Mt Dandenong Road, Ringwood East Vic 3135
Including suburb and	
postcode	

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	Hou	se	Unit	Х	Sub	urb 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.

Ad	dress 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.

Account - Philip Webb





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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)





Price: \$710,000 Method: Private Sale Date: 27/03/2019 Rooms: 5

Property Type: Townhouse (Single)

Agent Comments



6/156 Warrandyte Rd RINGWOOD NORTH 3134 Agent Comments

(REI/VG)





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 Agent Comments 3134 (REI)



Price: \$651,000

Method: Sold Before Auction

Date: 05/04/2019 Rooms: 6

Property Type: Unit

Account - Philip Webb





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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