

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

3/28 Holland Road Ringwood East VIC 3135

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$825,000

&

\$907,500

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Ringwood East

Period-from

01 Apr 2020

to

31 Mar 2021

Source

Corelogic

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 6 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

4/57 Patterson Street Ringwood East VIC 3135	\$845,000	18-Nov-20
1/16 Caroola Road Ringwood East VIC 3135	\$905,000	25-Mar-21
1/20 Victoria Street Ringwood East VIC 3135	\$930,000	22-Oct-20

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 6 months.~~

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4/57 Patterson Street Ringwood East VIC 3135

3 2 1

Sold Price

\$845,000

Sold Date **18-Nov-20**

Distance **0.66km**



1/16 Carcoola Road Ringwood East VIC 3135

3 2 2

Sold Price

^{RS} **\$905,000**

Sold Date **25-Mar-21**

Distance **0.76km**



1/20 Victoria Street Ringwood East VIC 3135

3 2 2

Sold Price

\$930,000

Sold Date **22-Oct-20**

Distance **0.89km**

RS = Recent sale

UN = Undisclosed Sale

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