

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

3/14-18 Dublin Road, Ringwood East Vic 3135

Indicative selling price

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

Range between \$550,000 & \$600,000

Median sale price

Median price \$801,000 Property Type Unit Suburb Ringwood East

Period - From 01/01/2022 to 31/03/2022 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.

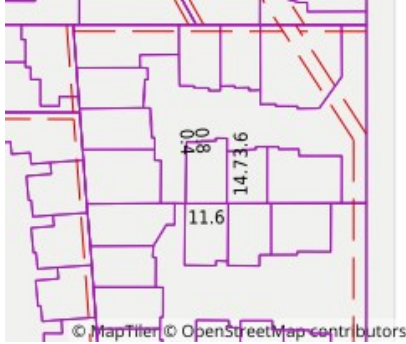
	Address of comparable property	Price	Date of sale
1	3/39 Bedford Rd RINGWOOD 3134	\$600,000	23/04/2022
2	2/2 Campbell St HEATHMONT 3135	\$599,999	04/03/2022
3	5/8 Wildwood Gr RINGWOOD 3134	\$595,000	31/03/2022

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:

01/06/2022 16:17



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$550,000 - \$600,000

Median Unit Price

March quarter 2022: \$801,000

Comparable Properties



3/39 Bedford Rd RINGWOOD 3134 (REI)

Agent Comments



Price: \$600,000

Method: Auction Sale

Date: 23/04/2022

Property Type: Unit

Land Size: 149 sqm approx



2/2 Campbell St HEATHMONT 3135 (VG)

Agent Comments



Price: \$599,999

Method: Sale

Date: 04/03/2022

Property Type: Strata Unit/Flat



5/8 Wildwood Gr RINGWOOD 3134 (VG)

Agent Comments



Price: \$595,000

Method: Sale

Date: 31/03/2022

Property Type: Flat/Unit/Apartment (Res)

Account - Barry Plant | P: 03 9735 3300 | F: 03 9735 3122