

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

1/142 Mount Dandenong Road, Ringwood East Vic 3135
--

Indicative selling price

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

Range between

\$850,000

 &

\$910,000

Median sale price

Median price

\$1,135,000

 Property Type

House

 Suburb

Ringwood East

Period - From

01/01/2024

 to

31/03/2024

 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	33 Holland Rd RINGWOOD EAST 3135	\$910,000	16/03/2024
2	8a Mirabel Av RINGWOOD EAST 3135	\$896,000	05/12/2023
3	14 Glen Cairn Av RINGWOOD 3134	\$890,000	23/12/2023

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:

14/05/2024 11:08

1/142 Mount Dandenong Road, Ringwood East Vic 3135



 3  3  2

Property Type: House

Agent Comments

Indicative Selling Price

\$850,000 - \$910,000

Median House Price

March quarter 2024: \$1,135,000

Comparable Properties



33 Holland Rd RINGWOOD EAST 3135 (REI)

Agent Comments

 3  2  2

Price: \$910,000

Method: Private Sale

Date: 16/03/2024

Property Type: House

Land Size: 367 sqm approx



8a Mirabel Av RINGWOOD EAST 3135 (RE/VG)

Agent Comments

 3  2  2

Price: \$896,000

Method: Private Sale

Date: 05/12/2023

Property Type: House

Land Size: 342 sqm approx



14 Glen Cairn Av RINGWOOD 3134 (RE/VG)

Agent Comments

 3  1  1

Price: \$890,000

Method: Private Sale

Date: 23/12/2023

Property Type: Unit

Land Size: 364 sqm approx

Account - Vogl & Walpole Estate Agents | P: 03 8580 6200



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