

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

2/65 Dublin 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

\$530,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$562,500

Property type

Unit

Suburb

Ringwood East

Period-from

01 Oct 2018

to

30 Sep 2019

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

2/7 Purser Avenue Ringwood East VIC 3135	\$530,000	21-Sep-19
2/64 Mt Dandenong Road Ringwood East VIC 3135	\$550,000	04-Oct-19
1/90 Mt Dandenong Road Ringwood East VIC 3135	\$562,000	11-May-19

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.~~

This Statement of Information was prepared on: 23 October 2019



**2/7 Purser Avenue Ringwood East
VIC 3135**

2 1 1

Sold Price

^{RS} **\$530,000**

Sold Date

21-Sep-19

Distance

0.68km



**2/64 Mt Dandenong Road
Ringwood East VIC 3135**

2 1 1

Sold Price

\$550,000

Sold Date

04-Oct-19

Distance

0.41km



**1/90 Mt Dandenong Road
Ringwood East VIC 3135**

2 1 1

Sold Price

\$562,000

Sold Date

11-May-19

Distance

0.53km

RS = Recent sale

UN = Undisclosed Sale

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