

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

2/52 Mount Dandenong Road, Ringwood East Vic 3135

Indicative selling price

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

Range between

\$535,000

&

\$585,000

Median sale price

Median price

\$725,000

Property Type

Unit

Suburb

Ringwood East

Period - From

01/04/2022

to

30/06/2022

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	2/18 Freeman St RINGWOOD EAST 3135	\$582,500	04/06/2022
2	5/73 Mt Dandenong Rd RINGWOOD EAST 3135	\$555,000	08/07/2022
3	4/4-6 Mullum Mullum Rd RINGWOOD 3134	\$545,000	29/05/2022

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:

13/09/2022 11:17



Property Type:
Agent Comments

Indicative Selling Price
\$535,000 - \$585,000
Median Unit Price
June quarter 2022: \$725,000

Comparable Properties



2/18 Freeman St RINGWOOD EAST 3135 (REI/VG)

Agent Comments



Price: \$582,500
Method: Auction Sale
Date: 04/06/2022
Property Type: Unit
Land Size: 136 sqm approx

5/73 Mt Dandenong Rd RINGWOOD EAST 3135 (VG)

Agent Comments



Price: \$555,000
Method: Sale
Date: 08/07/2022
Property Type: Flat/Unit/Apartment (Res)



4/4-6 Mullum Mullum Rd RINGWOOD 3134 (REI)

Agent Comments



Price: \$545,000
Method: Private Sale
Date: 29/05/2022
Property Type: Unit