

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

3/7 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

\$640,000

&

\$690,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$730,000

Property type

Unit

Suburb

Ringwood East

Period-from

01 Mar 2024

to

28 Feb 2025

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

2/26 OLIVER STREET RINGWOOD VIC 3134	\$640,000	16-Nov-24
1/72 MT DANDENONG ROAD RINGWOOD EAST VIC 3135	\$675,000	27-Feb-25
2/2 HOWARD AVENUE RINGWOOD EAST VIC 3135	\$720,000	11-Feb-25

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: 19 March 2025



**2/26 OLIVER STREET RINGWOOD
VIC 3134**

 2  1  1

Sold Price

\$640,000

Sold Date

16-Nov-24

Distance

1.12km



**1/72 MT DANDENONG ROAD
RINGWOOD EAST VIC 3135**

 2  1  1

Sold Price

^{RS} **\$675,000**

Sold Date

27-Feb-25

Distance

0.33km



**2/2 HOWARD AVENUE
RINGWOOD EAST VIC 3135**

 2  1  1

Sold Price

^{RS} **\$720,000**

Sold Date

11-Feb-25

Distance

1.6km

RS = Recent sale

UN = Undisclosed Sale

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