

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

4/20-24 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

\$630,000

&

\$680,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$727,000

Property type

Unit

Suburb

Ringwood East

Period-from

01 Nov 2023

to

31 Oct 2024

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

| | | |
|---|-----------|-----------|
| 2/17 VICTORIA STREET RINGWOOD EAST VIC 3135 | \$665,000 | 29-Jun-24 |
| 2/18 ILLOURA AVENUE RINGWOOD EAST VIC 3135 | \$718,000 | 13-May-24 |
| 1/10 VONADAWN AVENUE RINGWOOD EAST VIC 3135 | \$705,000 | 24-Oct-24 |

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: 04 November 2024



**2/17 VICTORIA STREET
RINGWOOD EAST VIC 3135**

 2  1  1

Sold Price **\$665,000** Sold Date **29-Jun-24**

Distance **0.98km**



**2/18 ILLOURA AVENUE
RINGWOOD EAST VIC 3135**

 2  1  1

Sold Price **\$718,000** Sold Date **13-May-24**

Distance **1.21km**



**1/10 VONADAWN AVENUE
RINGWOOD EAST VIC 3135**

 2  1  1

Sold Price ^{RS} **\$705,000** Sold Date **24-Oct-24**

Distance **1.45km**

RS = Recent sale

UN = Undisclosed Sale

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