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

1/18 Dickson Crescent, Ringwood North Vic 3134

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$650,000		&		\$710,000				
Median sale p	rice								
Median price	\$710,000	Pro	operty Type	Unit			Suburb	Ringwood North	
Period - From	21/05/2023	to	20/05/2024		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	1/7-9 Woodside Av RINGWOOD 3134	\$695,000	14/02/2024
2	2/3 Linden Rd RINGWOOD NORTH 3134	\$675,000	02/04/2024
3	2/68 Kalinda Rd RINGWOOD 3134	\$665,000	30/01/2024

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:

21/05/2024 12:40







Rooms: 4 **Property Type:** Flat/Unit/Apartment (Res) Agent Comments

Indicative Selling Price \$650,000 - \$710,000 **Median Unit Price** 21/05/2023 - 20/05/2024: \$710,000

Comparable Properties



1/7-9 Woodside Av RINGWOOD 3134 (REI)



Price: \$695,000 Method: Private Sale Date: 14/02/2024 Property Type: Unit

Agent Comments

Agent Comments



(REI/VG) 2 Price: \$675,000

Method: Private Sale Date: 02/04/2024 Property Type: Unit



2/68 Kalinda Rd RINGWOOD 3134 (REI/VG)

2/3 Linden Rd RINGWOOD NORTH 3134



Agent Comments

Price: \$665.000 Method: Private Sale Date: 30/01/2024 Property Type: Unit

Account - Barry Plant | P: 03 9722 7166 | F: 03 9722 7008



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