

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 between \$650,000 & \$710,000

Median sale price

Median price \$710,000 Property Type Unit Suburb Ringwood North

Period - From 21/05/2023 to 20/05/2024 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	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



2 1 1

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)

Agent Comments

2 1 1

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



2/3 Linden Rd RINGWOOD NORTH 3134 (REI/VG)

Agent Comments

2 1 1

Price: \$675,000
Method: Private Sale
Date: 02/04/2024
Property Type: Unit



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

Agent Comments

2 1 1

Price: \$665,000
Method: Private Sale
Date: 30/01/2024
Property Type: Unit

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