

## 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

12/53-55 MT DANDENONG ROAD RINGWOOD EAST VIC 3135

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$360,000

&

\$390,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$715,000

Property type

Unit

Suburb

Ringwood East

Period-from

01 Mar 2023

to

29 Feb 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

2/10 YARRADUCT PLACE SOUTH CROYDON VIC 3136	\$397,000	09-Jan-24
101/296 MT DANDENONG ROAD CROYDON VIC 3136	\$400,000	23-Jan-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: 18 March 2024



**2/10 YARRADUCT PLACE SOUTH  
CROYDON VIC 3136**

1 1 1

Sold Price **\$397,000** Sold Date **09-Jan-24**

Distance **1.91km**



**101/296 MT DANDENONG ROAD  
CROYDON VIC 3136**

1 1 1

Sold Price **\$400,000** Sold Date **23-Jan-24**

Distance **3.6km**

RS = Recent sale      UN = Undisclosed Sale

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