

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

170 Mount Dandenong Road, Ringwood East Vic 3135

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$850,000 & \$890,000

Median sale price

Median price \$899,000 Property Type Townhouse Suburb Ringwood East

Period - From 05/12/2022 to 04/12/2023 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	3/12 Braeside Av RINGWOOD EAST 3135	\$913,000	02/09/2023
2	3/29 Sunbeam Av RINGWOOD EAST 3135	\$899,000	28/09/2023
3	3/13 Rosedale Cr RINGWOOD EAST 3135	\$865,000	04/11/2023

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: 05/12/2023 16:35

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Property Type: Townhouse

Agent Comments

Indicative Selling Price

\$850,000 - \$890,000

Median Townhouse Price

05/12/2022 - 04/12/2023: \$899,000

Comparable Properties



3/12 Braeside Av RINGWOOD EAST 3135 (REI/VG)

Agent Comments

 3  2  2

Price: \$913,000

Method: Auction Sale

Date: 02/09/2023

Property Type: Townhouse (Res)



3/29 Sunbeam Av RINGWOOD EAST 3135 (REI/VG)

Agent Comments

 3  3  2

Price: \$899,000

Method: Private Sale

Date: 28/09/2023

Property Type: Townhouse (Single)

Land Size: 224 sqm approx



3/13 Rosedale Cr RINGWOOD EAST 3135 (REI) Agent Comments

 3  2  2

Price: \$865,000

Method: Auction Sale

Date: 04/11/2023

Property Type: Townhouse (Res)