

# 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

19 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)

Range between \$900,000 & \$990,000

### Median sale price

Median price \$980,000 Property Type House Suburb Ringwood East

Period - From 01/04/2023 to 30/06/2023 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	16 Bardia St RINGWOOD 3134	\$990,900	21/06/2023
2	354 Maroondah Hwy RINGWOOD 3134	\$965,000	25/07/2023
3	5 Jennifer Ct RINGWOOD 3134	\$865,000	05/04/2023

**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:

18/09/2023 14:19



 4  3  2

**Property Type:** House

**Land Size:** 963 sqm approx

Agent Comments

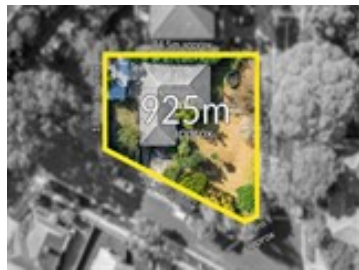
**Indicative Selling Price**

\$900,000 - \$990,000

**Median House Price**

June quarter 2023: \$980,000

## Comparable Properties



**16 Bardia St RINGWOOD 3134 (REI)**

Agent Comments

 4  1  2

**Price:** \$990,900

**Method:** Private Sale

**Date:** 21/06/2023

**Property Type:** House

**Land Size:** 925 sqm approx



**354 Maroondah Hwy RINGWOOD 3134 (REI)**

Agent Comments

 3  1  1

**Price:** \$965,000

**Method:** Private Sale

**Date:** 25/07/2023

**Property Type:** House

**Land Size:** 871 sqm approx



**5 Jennifer Ct RINGWOOD 3134 (REI/VG)**

Agent Comments

 5  2  1

**Price:** \$865,000

**Method:** Private Sale

**Date:** 05/04/2023

**Property Type:** House

**Land Size:** 863 sqm approx