

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

2/111 Dublin Road, Ringwood East Vic 3135

Indicative selling price

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

Range between \$540,000 & \$590,000

Median sale price

Median price \$685,000 Property Type Unit Suburb Ringwood East

Period - From 30/11/2022 to 29/11/2023 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	4/8 Barkly St RINGWOOD 3134	\$600,000	03/08/2023
2	2/65 Patterson St RINGWOOD EAST 3135	\$580,000	15/09/2023
3	4/63 Patterson St RINGWOOD EAST 3135	\$545,000	14/10/2023

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:

30/11/2023 15:42



2 1 1

Property Type: Unit
Land Size: 294 sqm approx
Agent Comments

Indicative Selling Price
\$540,000 - \$590,000
Median Unit Price
30/11/2022 - 29/11/2023: \$685,000

Comparable Properties



4/8 Barkly St RINGWOOD 3134 (REI/VG)

Agent Comments

2 1 1

Price: \$600,000
Method: Private Sale
Date: 03/08/2023
Property Type: Unit
Land Size: 111 sqm approx



2/65 Patterson St RINGWOOD EAST 3135 (REI/VG)

Agent Comments

2 1 2

Price: \$580,000
Method: Private Sale
Date: 15/09/2023
Property Type: Unit



4/63 Patterson St RINGWOOD EAST 3135 (REI) **Agent Comments**

2 1 1

Price: \$545,000
Method: Auction Sale
Date: 14/10/2023
Property Type: Unit
Land Size: 187 sqm approx

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