Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

2/111 Dublin Road, Ringwood East Vic 3135
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Indicative selling price

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

Range between	\$540,000	&	\$590,000
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Median sale price

Median price	\$685,000	Pro	perty Type U	nit		Suburb	Ringwood East
Period - From	30/11/2022	to	29/11/2023	Sc	ource	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

Add	dress 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 comparableproperties 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











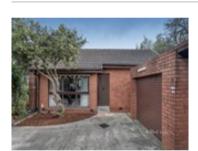


Property Type: Unit **Land Size:** 294 sqm approx

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)

2



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



2/65 Patterson St RINGWOOD EAST 3135

(REI/VG)

2 2



A 2

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



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





Price: \$545,000 Method: Auction Sale Date: 14/10/2023 Property Type: Unit

Land Size: 187 sqm approx

Account - Barry Plant | P: 03 9722 7166 | F: 03 9722 7008



