

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 2/14-18 Dublin Road, Ringwood East Vic 3135

Indicative selling price

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

Range between \$520,000 & \$570,000

Median sale price

Median price \$700,000 Property Type Unit Suburb Ringwood East

Period - From 01/10/2022 to 30/09/2023 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	4/63 Patterson St RINGWOOD EAST 3135	\$545,000	14/10/2023
2	2/20 Bedford Ct HEATHMONT 3135	\$515,000	23/09/2023
3			

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: 06/11/2023 15:55

2/14-18 Dublin Road, Ringwood East Vic 3135

**Jellis
Craig**

Erin McDougall

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Indicative Selling Price

\$520,000 - \$570,000

Median Unit Price

Year ending September 2023: \$700,000



 2  1  1

Rooms: 3

Property Type: Unit

Agent Comments

Comparable Properties



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



2/20 Bedford Ct HEATHMONT 3135 (REI) **Agent Comments**

 2  1  1

Price: \$515,000

Method: Private Sale

Date: 23/09/2023

Property Type: Unit

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.

Account - Jellis Craig | P: 03 9870 6211 | F: 03 9870 6024



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