

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

2/51 Mt Dandenong Road, Ringwood East Vic 3135

Indicative selling price

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

Range between \$465,000 & \$510,000

Median sale price

Median price \$729,500 Property Type Unit Suburb Ringwood East

Period - From 01/01/2024 to 31/03/2024 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 | 7/51 Mt Dandenong Rd RINGWOOD EAST 3135 | \$500,000 | 22/01/2024 |
| 2 | 1/98 Ringwood St RINGWOOD 3134 | \$495,000 | 17/04/2024 |
| 3 | 2/5 Wilson St RINGWOOD EAST 3135 | \$470,000 | 07/12/2023 |

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: 08/05/2024 14:28

2/51 Mt Dandenong Road, Ringwood East Vic 3135

**Jellis
Craig**

Jen Harlow

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Indicative Selling Price

\$465,000 - \$510,000

Median Unit Price

March quarter 2024: \$729,500



 2  1  1

Property Type: Unit

Agent Comments

Comparable Properties



**7/51 Mt Dandenong Rd RINGWOOD EAST
3135 (REI/VG)**

Agent Comments

 2  1  1

Price: \$500,000

Method: Private Sale

Date: 22/01/2024

Property Type: Unit

Land Size: 102 sqm approx



1/98 Ringwood St RINGWOOD 3134 (REI)

Agent Comments

 2  1  1

Price: \$495,000

Method: Private Sale

Date: 17/04/2024

Property Type: Unit



2/5 Wilson St RINGWOOD EAST 3135 (REI/VG) Agent Comments

 2  1  1

Price: \$470,000

Method: Sold Before Auction

Date: 07/12/2023

Property Type: Unit

Account - Jellis Craig | P: 03 9870 6211



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