Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address	2/54 Holland Road, Ringwood East Vic 3135
Including suburb or	_
locality and postcode	

Indicative selling price

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

Median sale price

Median price	\$700,000	Pro	perty Type Ur	it		Suburb	Ringwood East
Period - From	01/10/2022	to	30/09/2023	So	urce	REIV	

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last 18 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

7,01	aress of comparable property	1 1100	Date of Sale
1	1/54 Holland Rd RINGWOOD EAST 3135	\$950,000	26/09/2023
2	6/1 Gordon Ct RINGWOOD 3134	\$950,000	14/06/2023
3	1/62 Ringwood St RINGWOOD 3134	\$950,000	24/04/2023

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within five kilometres of the property for sale in the last 18 months.

This Statement of Information was prepared on:	23/10/2023 13:52



Date of sale







Indicative Selling Price \$900,000 - \$965,000 **Median Unit Price** Year ending September 2023: \$700,000

Comparable Properties



1/54 Holland Rd RINGWOOD EAST 3135 (REI)

Price: \$950,000 Method: Private Sale Date: 26/09/2023

Property Type: Townhouse (Single)

6/1 Gordon Ct RINGWOOD 3134 (REI/VG)

Price: \$950,000

Method: Sold Before Auction

Date: 14/06/2023

Property Type: Townhouse (Res) Land Size: 300 sqm approx

Agent Comments

Agent Comments

Agent Comments



1/62 Ringwood St RINGWOOD 3134 (REI/VG)

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Price: \$950.000 Method: Private Sale Date: 24/04/2023

Property Type: Townhouse (Single)

Account - Woodards | P: 0390563899



