

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

3/52 MT DANDENONG ROAD RINGWOOD EAST VIC 3135

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single-Price

or range
between

\$580,000

&

\$630,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$715,000

Property type

Unit

Suburb

Ringwood East

Period-from

01 Apr 2023

to

31 Mar 2024

Source

Corelogic

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 6 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

2/9-11 MINES ROAD RINGWOOD EAST VIC 3135	\$670,000	19-Feb-24
2/111 PATTERSON STREET RINGWOOD EAST VIC 3135	\$660,000	29-Feb-24

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 6 months.

This Statement of Information was prepared on: 15 April 2024



**2/9-11 MINES ROAD RINGWOOD
EAST VIC 3135**

 2  1  2

Sold Price **\$670,000** Sold Date **19-Feb-24**

Distance **0.49km**



**2/111 PATTERSON STREET
RINGWOOD EAST VIC 3135**

 2  1  1

Sold Price ^{RS} **\$660,000** Sold Date **29-Feb-24**

Distance **0.98km**

RS = Recent sale **UN** = Undisclosed Sale

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