

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

3/55 Dublin Road, Ringwood East Vic 3135

Indicative selling price

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

Range between

\$710,000

&

\$750,000

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	3/10 Langley St RINGWOOD EAST 3135	\$740,000	24/02/2024
2	2/16 Heathwood St RINGWOOD EAST 3135	\$731,000	10/02/2024
3	2/21 Beaufort Rd CROYDON 3136	\$730,000	18/12/2023

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:

01/05/2024 09:19



 2  1  2

Rooms: 3
Property Type: Unit
Land Size: 221 sqm approx
Agent Comments

Indicative Selling Price
\$710,000 - \$750,000
Median Unit Price
March quarter 2024: \$729,500

Comparable Properties



3/10 Langley St RINGWOOD EAST 3135 (REI) **Agent Comments**

 2  1  2

Price: \$740,000
Method: Auction Sale
Date: 24/02/2024
Property Type: Unit
Land Size: 208 sqm approx



2/16 Heathwood St RINGWOOD EAST 3135 (REI/VG) **Agent Comments**

 2  1  1

Price: \$731,000
Method: Auction Sale
Date: 10/02/2024
Property Type: Unit
Land Size: 273 sqm approx



2/21 Beaufort Rd CROYDON 3136 (VG) **Agent Comments**

 2  -  -

Price: \$730,000
Method: Sale
Date: 18/12/2023
Property Type: Flat/Unit/Apartment (Res)