

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

4/32-34 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

\$490,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$715,000

Property type

Unit

Suburb

Ringwood East

Period-from

01 May 2023

to

30 Apr 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

206/5 BROWNS AVENUE RINGWOOD VIC 3134	\$530,000	17-Apr-24
4/4 WILLIAM STREET RINGWOOD VIC 3134	\$516,000	08-Feb-24
7/51 MT DANDENONG ROAD RINGWOOD EAST VIC 3135	\$500,000	12-Jan-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: 22 May 2024



206/5 BROWNS AVENUE RINGWOOD VIC 3134

2 1 1

Sold Price ^{RS} **\$530,000** Sold Date **17-Apr-24**

Distance **1.72km**



4/4 WILLIAM STREET RINGWOOD VIC 3134

2 1 1

Sold Price **\$516,000** Sold Date **08-Feb-24**

Distance **1.61km**



7/51 MT DANDENONG ROAD RINGWOOD EAST VIC 3135

2 1 1

Sold Price **\$500,000** Sold Date **12-Jan-24**

Distance **0.57km**

RS = Recent sale

UN = Undisclosed Sale

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