### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

**Price** 

# Property offered for sale

Address	4/80 Dublin Road, Ringwood East Vic 3135
Including suburb and	_
postcode	

#### Indicative selling price

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

Range between	\$570,000	&	\$620,000
	40.0,000	<u> </u>	40=0,000

#### Median sale price

Median price	\$690,000	Pro	perty Type Ur	it		Suburb	Ringwood East
Period - From	01/01/2023	to	31/12/2023	So	urce	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

1	5/36 Dublin Rd RINGWOOD EAST 3135	\$628,000	05/12/2023
2	2/111 Dublin Rd RINGWOOD EAST 3135	\$595,000	12/12/2023
3	2/14-18 Dublin Rd RINGWOOD EAST 3135	\$590,000	24/11/2023

#### 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:	26/03/2024 09:54



Date of sale





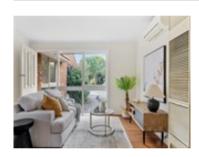




Property Type: Unit **Agent Comments** 

**Indicative Selling Price** \$570,000 - \$620,000 **Median Unit Price** Year ending December 2023: \$690,000

# Comparable Properties



5/36 Dublin Rd RINGWOOD EAST 3135

(REI/VG)

**--** 2

Price: \$628,000 Method: Private Sale Date: 05/12/2023 Property Type: Unit

Land Size: 179 sqm approx

**Agent Comments** 



2/111 Dublin Rd RINGWOOD EAST 3135

(REI/VG)



Price: \$595.000 Method: Private Sale Date: 12/12/2023 Property Type: Unit

Land Size: 294 sqm approx

Agent Comments



2/14-18 Dublin Rd RINGWOOD EAST 3135

(REI)

Price: \$590,000 Method: Private Sale Date: 24/11/2023 Property Type: Unit

**Agent Comments** 

Account - Barry Plant | P: 03 9722 7166 | F: 03 9722 7008



