

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 5/36 Dublin Road, Ringwood East Vic 3135

Indicative selling price

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

Range between \$570,000 & \$620,000

Median sale price

Median price \$700,000 Property Type Unit Suburb Ringwood East

Period - From 01/10/2022 to 30/09/2023 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	8/10 Wildwood Gr RINGWOOD 3134	\$618,000	18/05/2023
2	6/41-43 Dublin Rd RINGWOOD EAST 3135	\$606,000	03/08/2023
3	2/65 Patterson St RINGWOOD EAST 3135	\$580,000	15/09/2023

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: 01/11/2023 16:14



Property Type:
Flat/Unit/Apartment (Res)
Agent Comments

Indicative Selling Price
\$570,000 - \$620,000
Median Unit Price
Year ending September 2023: \$700,000

Comparable Properties



8/10 Wildwood Gr RINGWOOD 3134 (REI/VG) [Agent Comments](#)



Price: \$618,000
Method: Private Sale
Date: 18/05/2023
Property Type: Townhouse (Res)
Land Size: 167 sqm approx



6/41-43 Dublin Rd RINGWOOD EAST 3135 (REI) [Agent Comments](#)



Price: \$606,000
Method: Private Sale
Date: 03/08/2023
Property Type: Unit



2/65 Patterson St RINGWOOD EAST 3135 (REI) [Agent Comments](#)



Price: \$580,000
Method: Private Sale
Date: 15/09/2023
Property Type: Unit

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