

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 50 Mount Dandenong Road, Ringwood East Vic 3135

Indicative selling price

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

Range between \$700,000 & \$770,000

Median sale price

Median price \$1,100,000 Property Type House Suburb Ringwood East

Period - From 01/07/2023 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	118 Mt Dandenong Rd RINGWOOD EAST 3135	\$1,030,000	02/05/2023
2	354 Maroondah Hwy RINGWOOD 3134	\$965,000	25/07/2023
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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: 02/11/2023 10:13



Property Type: Development
Land Size: 892 sqm approx
Agent Comments

Indicative Selling Price
\$700,000 - \$770,000
Median House Price
September quarter 2023: \$1,100,000

Comparable Properties



118 Mt Dandenong Rd RINGWOOD EAST 3135 Agent Comments
(VG)



Price: \$1,030,000
Method: Sale
Date: 02/05/2023
Property Type: Clinic - Health Clinic
Land Size: 990 sqm approx



354 Maroondah Hwy RINGWOOD 3134 (REI) Agent Comments



Price: \$965,000
Method: Private Sale
Date: 25/07/2023
Property Type: House
Land Size: 871 sqm approx

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.

Account - Barry Plant | P: 03 9842 8888