

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 3/78 Dublin Road, Ringwood East Vic 3135

Indicative selling price

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

Range between \$525,000 & \$575,000

Median sale price

Median price \$607,500 Property Type Unit Suburb Ringwood East

Period - From 16/03/2020 to 15/03/2021 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	1a Valda Av RINGWOOD EAST 3135	\$572,000	19/11/2020
2	4/2 Arlington St RINGWOOD 3134	\$550,000	28/11/2020
3	3/21-23 Freeman St RINGWOOD EAST 3135	\$545,000	01/12/2020

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: 16/03/2021 12:06



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

Indicative Selling Price
\$525,000 - \$575,000
Median Unit Price
16/03/2020 - 15/03/2021: \$607,500

Comparable Properties



1a Valda Av RINGWOOD EAST 3135 (REI/VG) Agent Comments



Price: \$572,000
Method: Auction Sale
Date: 19/11/2020
Rooms: 4
Property Type: House (Res)
Land Size: 264 sqm approx



4/2 Arlington St RINGWOOD 3134 (REI/VG) Agent Comments



Price: \$550,000
Method: Auction Sale
Date: 28/11/2020
Rooms: 3
Property Type: Unit
Land Size: 137 sqm approx



3/21-23 Freeman St RINGWOOD EAST 3135 (REI/VG) Agent Comments



Price: \$545,000
Method: Private Sale
Date: 01/12/2020
Property Type: Unit
Land Size: 138 sqm approx