

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 67 Dublin Road, Ringwood East Vic 3135

Indicative selling price

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

Range between \$1,050,000 & \$1,150,000

Median sale price

Median price \$907,000 Property Type House Suburb Ringwood East

Period - From 01/01/2021 to 31/03/2021 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	10 Bardia St RINGWOOD 3134	\$1,150,000	22/01/2021
2	11 Loma St RINGWOOD EAST 3135	\$1,118,000	12/12/2020
3	34 Sunbeam Av RINGWOOD EAST 3135	\$1,050,000	07/11/2020

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: 21/04/2021 10:47



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Rooms: 4
Property Type: House (Res)
Land Size: 875 sqm approx
Agent Comments

Indicative Selling Price
\$1,050,000 - \$1,150,000
Median House Price
March quarter 2021: \$907,000

Comparable Properties



10 Bardia St RINGWOOD 3134 (VG)

Agent Comments

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Price: \$1,150,000
Method: Sale
Date: 22/01/2021
Property Type: Development Site (Res)
Land Size: 780 sqm approx



11 Loma St RINGWOOD EAST 3135 (REI/VG)

Agent Comments

 5  3  -

Price: \$1,118,000
Method: Auction Sale
Date: 12/12/2020
Property Type: House (Res)
Land Size: 702 sqm approx



34 Sunbeam Av RINGWOOD EAST 3135 (VG)

Agent Comments

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Price: \$1,050,000
Method: Sale
Date: 07/11/2020
Property Type: Development Site (Res)
Land Size: 1053 sqm approx