

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

2/20 Mt Dandenong Road Ringwood East VIC 3135

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$590,000

&

\$640,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$601,000

Property type

Unit

Suburb

Ringwood East

Period-from

01 Jan 2019

to

31 Dec 2019

Source

Corelogic

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 6 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

12/57 Patterson Street Ringwood East VIC 3135	\$610,000	18-Nov-19
8/33 Arlington Street Ringwood VIC 3134	\$628,000	12-Oct-19
59A Bedford Road Ringwood East VIC 3135	\$640,000	03-Sep-19

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 6 months.~~

This Statement of Information was prepared on: 23 January 2020



12/57 Patterson Street Ringwood East VIC 3135

2 1 1

Sold Price **\$610,000** Sold Date **18-Nov-19**

Distance **0.72km**



8/33 Arlington Street Ringwood VIC 3134

2 1 1

Sold Price **\$628,000** Sold Date **12-Oct-19**

Distance **1.83km**



59A Bedford Road Ringwood East VIC 3135

2 1 1

Sold Price **\$640,000** Sold Date **03-Sep-19**

Distance **0.61km**

RS = Recent sale UN = Undisclosed Sale

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