

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	2/21 Dublin Road, Ringwood East Vic 3135
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Indicative selling price

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

Range between	\$830,000	&	\$890,000
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Median sale price

Median price	\$620,000	House		Unit	X	Suburb	Ringwood East
Period - From	01/04/2017	to	30/06/2017	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	2/8 Hill St RINGWOOD EAST 3135	\$890,000	14/06/2017
2	2/15 Great Ryrie St RINGWOOD 3134	\$860,000	19/08/2017
3	2/22 Carcoola Rd RINGWOOD EAST 3135	\$840,000	08/09/2017

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.



Rooms: 5

Property Type: Townhouse

Land Size: 202 sqm approx

Agent Comments

Treat yourself to luxury living with this new double storey, 3 bedroom plus study and 2 bathroom townhouse. Buy off the plan and save. Quiet, at the rear of 2, enjoy 2 living areas, CaesarStone kitchen (s/s appliances), deck, internal access remote double garage and quality appointments. Metres from station/shops.

Comparable Properties



2/8 Hill St RINGWOOD EAST 3135 (REI)

Agent Comments



Price: \$890,000

Method: Private Sale

Date: 14/06/2017

Rooms: -

Property Type: House



2/15 Great Ryrie St RINGWOOD 3134 (REI)

Agent Comments



Price: \$860,000

Method: Private Sale

Date: 19/08/2017

Rooms: 5

Property Type: Townhouse (Res)

Land Size: 181 sqm approx



2/22 Caroola Rd RINGWOOD EAST 3135 (REI) Agent Comments



Price: \$840,000

Method: Private Sale

Date: 08/09/2017

Rooms: 5

Property Type: Unit

Land Size: 209 sqm approx