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<br>Including suburb and postcode | 3/7 HOLLAND 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 | $640,000 | & | $690,000 |

## Median sale price

(*Delete house or unit as applicable)

| | | | | | |
|---|---|---|---|---|---|
| Median Price | $730,000 | Property type | Unit | Suburb | Ringwood East |
| Period-from | 01 Mar 2024 | to | 28 Feb 2025 | 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 |
|---|---|---|
| 2/26 OLIVER STREET RINGWOOD VIC 3134 | $640,000 | 16-Nov-24 |
| 1/72 MT DANDENONG ROAD RINGWOOD EAST VIC 3135 | $675,000 | 27-Feb-25 |
| 2/2 HOWARD AVENUE RINGWOOD EAST VIC 3135 | $720,000 | 11-Feb-25 |

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: 19 March 2025

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**2/26 OLIVER STREET RINGWOOD VIC 3134**

2 1 1

Sold Price **$640,000** Sold Date **16-Nov-24**

Distance **1.12km**



**1/72 MT DANDENONG ROAD RINGWOOD EAST VIC 3135**

2 1 1

Sold Price RS **$675,000** Sold Date **27-Feb-25**

Distance **0.33km**



**2/2 HOWARD AVENUE RINGWOOD EAST VIC 3135**

2 1 1

Sold Price RS **$720,000** Sold Date **11-Feb-25**

Distance **1.6km**

**RS** = Recent sale **UN** = Undisclosed Sale

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