

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

1/10 SHERBROOK AVENUE RINGWOOD VIC 3134

Indicative selling price

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

Single Price

\$845,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,000

Property type

Unit

Suburb

Ringwood

Period-from

01 Oct 2022

to

30 Sep 2023

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

Address of comparable property	Price	Date of sale
4/19 NELSON STREET RINGWOOD VIC 3134	\$750,000	05-Jun-23

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.

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**4/19 NELSON STREET RINGWOOD
VIC 3134**

Sold Price

\$750,000

Sold Date

05-Jun-23

3

2

1

Distance

0.63km**RS** = Recent sale**UN** = Undisclosed Sale

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