

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

10/12 Bourke Street, Ringwood Vic 3134

Indicative selling price

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

Range between \$450,000 & \$470,000

Median sale price

Median price \$590,000 Property Type Unit Suburb Ringwood

Period - From 04/08/2022 to 03/08/2023 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	2/4 Browns Av RINGWOOD 3134	\$465,000	02/08/2023
2	412/233 Maroondah Hwy RINGWOOD 3134	\$450,000	14/06/2023
3			

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:

04/08/2023 13:19

10/12-18 Bourke Street, Ringwood



2 1 1

Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$450,000 - \$470,000

Median Unit Price

04/08/2022 - 03/08/2023: \$590,000

Comparable Properties



2/4 Browns Av RINGWOOD 3134 (REI)

Agent Comments

2 1 1

Price: \$465,000

Method: Private Sale

Date: 02/08/2023

Property Type: Other (Res)



412/233 Maroondah Hwy RINGWOOD 3134 (REI/VG)

Agent Comments

2 2 1

Price: \$450,000

Method: Private Sale

Date: 14/06/2023

Property Type: Apartment

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.

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