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

14/5-7 Browns Avenue, Ringwood Vic 3134

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betwee	\$540,000		&		\$570,000			
Median sale p	rice							
Median price	\$580,000	Pro	operty Type	Unit			Suburb	Ringwood
Period - From	26/07/2022	to	25/07/2023		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	10/21 Nelson St RINGWOOD 3134	\$560,000	18/07/2023
2	304/8 Bond St RINGWOOD 3134	\$552,000	12/05/2023
3	201/1b Nelson St RINGWOOD 3134	\$540,000	11/05/2023

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:

26/07/2023 14:46



14/5-7 Browns Avenue, Ringwood Vic 3134



Jen Harlow





Property Type: Apartment Agent Comments

9870 6211 0415 356 657 jenharlow@jelliscraig.com.au Indicative Selling Price

\$540,000 - \$570,000 Median Unit Price 26/07/2022 - 25/07/2023: \$580,000

Comparable Properties



10/21 Nelson St RINGWOOD 3134 (REI)



Price: \$560,000 Method: Private Sale Date: 18/07/2023 Property Type: Apartment Agent Comments

Agent Comments



304/8 Bond St RINGWOOD 3134 (REI/VG)

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Price: \$552,000 **Method:** Private Sale **Date:** 12/05/2023

Property Type: Apartment

201/1b Nelson St RINGWOOD 3134 (REI)



Agent Comments

Price: \$540,000 Method: Private Sale Date: 11/05/2023 Property Type: Unit

Account - Jellis Craig | P: 03 9870 6211 | F: 03 9870 6024





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