

## 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

208/5 BROWNS AVENUE RINGWOOD VIC 3134

### Indicative selling price

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

Single-Price

or range  
between

\$530,000

&

\$570,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$595,000

Property type

Unit

Suburb

Ringwood

Period-from

01 Nov 2022

to

31 Oct 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

103/7 BARDIA STREET RINGWOOD VIC 3134	\$635,000	23-Aug-23
103/5 BROWNS AVENUE RINGWOOD VIC 3134	\$526,200	22-Nov-23
G02/42C NELSON STREET RINGWOOD VIC 3134	\$560,000	06-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.~~

This Statement of Information was prepared on: 23 November 2023



**103/7 BARDIA STREET RINGWOOD VIC 3134** Sold Price **\$635,000** Sold Date **23-Aug-23**

 2  1  1

Distance **0.82km**



**103/5 BROWNS AVENUE RINGWOOD VIC 3134** Sold Price <sup>RS</sup> **\$526,200** Sold Date **22-Nov-23**

 2  1  1

Distance **0.02km**



**G02/42C NELSON STREET RINGWOOD VIC 3134** Sold Price **\$560,000** Sold Date **06-Jun-23**

 2  1  1

Distance **0.25km**

**RS = Recent sale**

**UN = Undisclosed Sale**

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