

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

3/10 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

or range
between

\$700,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Ringwood

Period-from

01 Jun 2024

to

31 May 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

5/10 SHERBROOK AVENUE RINGWOOD VIC 3134	\$700,000	04-Dec-24
506/1A NELSON STREET RINGWOOD VIC 3134	\$700,000	14-Mar-25
6/19 NELSON STREET RINGWOOD VIC 3134	\$800,000	20-Mar-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: 02 June 2025

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5/10 SHERBROOK AVENUE RINGWOOD VIC 3134

3 3 2

Sold Price **\$700,000** Sold Date **04-Dec-24**

Distance **0km**



506/1A NELSON STREET RINGWOOD VIC 3134

3 2 -

Sold Price Sold Date **14-Mar-25**

Distance **0.74km**



6/19 NELSON STREET RINGWOOD VIC 3134

3 2 2

Sold Price **\$800,000** Sold Date **20-Mar-25**

Distance **0.62km**

RS = Recent sale UN = Undisclosed Sale

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