

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 3/5 Churchill Street, Ringwood Vic 3134

Indicative selling price

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

Range between \$495,000 & \$525,000

Median sale price

Median price \$625,000 Property Type Unit Suburb Ringwood

Period - From 01/04/2023 to 30/06/2023 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	G04/42a Nelson St RINGWOOD 3134	\$520,000	22/07/2023
2	407/42c Nelson St RINGWOOD 3134	\$513,000	27/06/2023
3	203/21 Bourke St RINGWOOD 3134	\$498,000	22/02/2023

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: 22/08/2023 12:50

3/5 Churchill Street, Ringwood Vic 3134

Christopher Clerke
03 9725 0000
0459 101 811
chrisclerke@methven.com.au



 2  1  1

Rooms: 3
Property Type: Apartment
Agent Comments

Indicative Selling Price
\$495,000 - \$525,000
Median Unit Price
June quarter 2023: \$625,000

Comparable Properties



G04/42a Nelson St RINGWOOD 3134 (REI)

Agent Comments

 2  1  1

Price: \$520,000
Method: Private Sale
Date: 22/07/2023
Property Type: Apartment



407/42c Nelson St RINGWOOD 3134 (REI)

Agent Comments

 2  1  1

Price: \$513,000
Method: Private Sale
Date: 27/06/2023
Property Type: Apartment



203/21 Bourke St RINGWOOD 3134 (REI/VG)

Agent Comments

 2  1  1

Price: \$498,000
Method: Private Sale
Date: 22/02/2023
Property Type: Apartment

Account - Professionals Croydon | P: 03 9725 0000 | F: 03 9725 7354