

## 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

303/2 CHURCHILL STREET 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

\$460,000

&

\$480,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Ringwood

Period-from

01 May 2023

to

30 Apr 2024

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

205/3 HEATHERBRAE AVENUE EAST RINGWOOD VIC 3134	\$480,000	06-Dec-23
202/2 CHURCHILL STREET RINGWOOD VIC 3134	\$455,000	05-Apr-24
205/5 SHERBROOK AVENUE RINGWOOD VIC 3134	\$500,000	28-Mar-24

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: 30 May 2024

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**205/3 HEATHERBRAE AVENUE  
EAST RINGWOOD VIC 3134**

2 1 1

Sold Price **\$480,000** Sold Date **06-Dec-23**

Distance **0.5km**



**202/2 CHURCHILL STREET  
RINGWOOD VIC 3134**

2 1 1

Sold Price **\$455,000** Sold Date **05-Apr-24**

Distance **0.02km**



**205/5 SHERBROOK AVENUE  
RINGWOOD VIC 3134**

2 1 1

Sold Price **\$500,000** Sold Date **28-Mar-24**

Distance **0.54km**

RS = Recent sale

UN = Undisclosed Sale

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