

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

308/8 Bond Street, Ringwood Vic 3134

Indicative selling price

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

Range between \$540,000 & \$580,000

Median sale price

Median price \$645,000 Property Type Unit Suburb Ringwood

Period - From 01/07/2023 to 30/09/2023 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	404/8 Bond St RINGWOOD 3134	\$570,200	18/07/2023
2	305/8 Bond St RINGWOOD 3134	\$570,000	29/07/2023
3	101/5 Sherbrook Av RINGWOOD 3134	\$540,000	04/08/2023

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:

16/10/2023 14:22



Property Type:
Agent Comments

Indicative Selling Price
\$540,000 - \$580,000
Median Unit Price
September quarter 2023: \$645,000

Comparable Properties



404/8 Bond St RINGWOOD 3134 (REI/VG)

Agent Comments



Price: \$570,200
Method: Private Sale
Date: 18/07/2023
Property Type: Apartment



305/8 Bond St RINGWOOD 3134 (VG)

Agent Comments



Price: \$570,000
Method: Sale
Date: 29/07/2023
Property Type: Strata Unit/Flat



101/5 Sherbrook Av RINGWOOD 3134 (REI/VG) Agent Comments



Price: \$540,000
Method: Private Sale
Date: 04/08/2023
Property Type: Apartment

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