## 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	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$540,000		&		\$580,000			
Median sale pi	rice							
Median price	\$645,000	Pro	operty Type	Unit			Suburb	Ringwood
Period - From	01/07/2023	to	30/09/2023		So	urce	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.

Add	dress 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)



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



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

#### Account - Barry Plant | P: 03 9722 7166 | F: 03 9722 7008





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