

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

33A Bourke Street, Ringwood Vic 3134

Indicative selling price

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

Range between \$650,000 & \$700,000

Median sale price

Median price \$629,000 Property Type Unit Suburb Ringwood

Period - From 15/04/2023 to 14/04/2024 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.

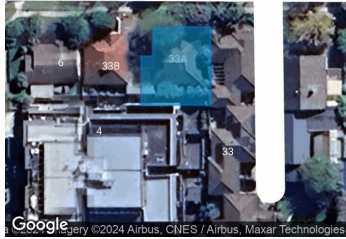
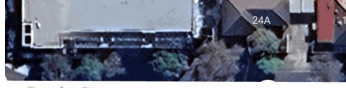
	Address of comparable property	Price	Date of sale
1	1/1 Lavender St RINGWOOD 3134	\$687,000	16/03/2024
2	11/35-39 Bourke St RINGWOOD 3134	\$670,000	05/02/2024
3	2/2 Sussex St RINGWOOD 3134	\$650,000	06/03/2024

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:

15/04/2024 13:36



Property Type: Unit
Land Size: 270 sqm approx
 Agent Comments

Indicative Selling Price
 \$650,000 - \$700,000
Median Unit Price
 15/04/2023 - 14/04/2024: \$629,000

Comparable Properties



1/1 Lavender St RINGWOOD 3134 (REI)

Agent Comments



Price: \$687,000
Method: Auction Sale
Date: 16/03/2024
Property Type: Unit
Land Size: 353 sqm approx



11/35-39 Bourke St RINGWOOD 3134 (REI)

Agent Comments



Price: \$670,000
Method: Private Sale
Date: 05/02/2024
Property Type: Unit
Land Size: 127 sqm approx



2/2 Sussex St RINGWOOD 3134 (REI/VG)

Agent Comments



Price: \$650,000
Method: Private Sale
Date: 06/03/2024
Property Type: Unit
Land Size: 360 sqm approx

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