

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 33B Bourke Street, Ringwood Vic 3134

Indicative selling price

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

Range between \$720,000 & \$770,000

Median sale price

Median price \$649,500 Property Type Unit Suburb Ringwood

Period - From 01/01/2024 to 31/03/2024 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	33a Bourke St RINGWOOD 3134	\$793,000	11/05/2024
2	2/11 Woodside Av RINGWOOD 3134	\$745,000	09/01/2024
3	4/5 Braeside Av RINGWOOD EAST 3135	\$725,000	21/02/2024

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: 22/05/2024 13:25



 3
  2
  1

Rooms: 4
Property Type: Unit
Land Size: 290 sqm approx
Agent Comments

Indicative Selling Price
 \$720,000 - \$770,000
Median Unit Price
 March quarter 2024: \$649,500

Comparable Properties



33a Bourke St RINGWOOD 3134 (REI)

 2
  1
  2

Price: \$793,000
Method: Auction Sale
Date: 11/05/2024
Property Type: Unit
Land Size: 270 sqm approx

Agent Comments

This was sold at a competitive auction next door. Same sized footprint, but only 2 bedrooms, larger rooms/ living space & was cosmetically updated throughout.



2/11 Woodside Av RINGWOOD 3134 (REI/VG)

 3
  1
  3

Price: \$745,000
Method: Private Sale
Date: 09/01/2024
Property Type: Unit
Land Size: 370 sqm approx

Agent Comments

Larger land size but only one bathroom.



4/5 Braeside Av RINGWOOD EAST 3135 (REI/VG)

 3
  2
  2

Price: \$725,000
Method: Private Sale
Date: 21/02/2024
Property Type: Unit

Agent Comments

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