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

7/26 Bourke Street, Ringwood Vic 3134

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$490,000		&		\$520,000			
Median sale pi	rice							
Median price	\$677,500	Pro	operty Type	Unit			Suburb	Ringwood
Period - From	01/10/2023	to	31/12/2023		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	22/2-4 Acacia Ct RINGWOOD 3134	\$520,000	17/02/2024
2	103/42a Nelson St RINGWOOD 3134	\$505,000	30/12/2023
3	8/5 Churchill St RINGWOOD 3134	\$490,000	21/10/2023

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:

26/02/2024 11:03



7/26 Bourke Street, Ringwood Vic 3134







Property Type: Strata Unit/Flat Agent Comments

Christopher Clerke 03 9725 0000 0459 101 811 chrisclerke@methven.com.au

Indicative Selling Price \$490,000 - \$520,000 Median Unit Price December quarter 2023: \$677,500

Comparable Properties



22/2-4 Acacia Ct RINGWOOD 3134 (REI)



Price: \$520,000 Method: Private Sale Date: 17/02/2024 Property Type: Apartment

Agent Comments



103/42a Nelson St RINGWOOD 3134 (REI/VG) Agent Comments



Price: \$505,000 Method: Private Sale Date: 30/12/2023 Property Type: Apartment

8/5 Churchill St RINGWOOD 3134 (REI/VG)



Agent Comments



Price: \$490,000 Method: Private Sale Date: 21/10/2023 Property Type: Unit

Account - Professionals Croydon | P: 03 9725 0000 | F: 03 9725 7354





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