

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 consumer.vic.gov.au/underquoting

Range between \$490,000 & \$520,000

Median sale price

Median price \$677,500 Property Type Unit Suburb Ringwood

Period - From 01/10/2023 to 31/12/2023 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	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

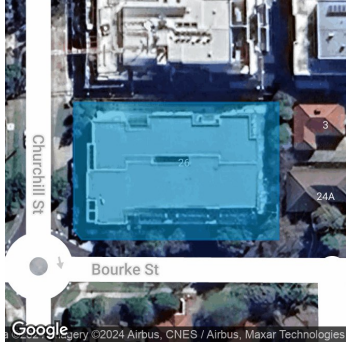
~~B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

26/02/2024 11:03

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



Property Type: Strata Unit/Flat

Agent Comments

Comparable Properties



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

Agent Comments



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



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