

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

9/5 Churchill Street Ringwood VIC 3134

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$430,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$528,000

Property type

Unit

Suburb

Ringwood

Period-from

01 Mar 2019

to

29 Feb 2020

Source

Corelogic

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 6 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

| | | |
|---|-----------|-----------|
| 105/11 Bourke Street Ringwood VIC 3134 | \$432,000 | 16-Oct-19 |
| 105/3 Heatherbrae Avenue East Ringwood VIC 3134 | \$435,000 | 10-Nov-19 |
| | | |

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 6 months.

This Statement of Information was prepared on: 18 March 2020



105/11 Bourke Street Ringwood VIC 3134 Sold Price **\$432,000** Sold Date **16-Oct-19**

 2  1  1

Distance **0.26km**



105/3 Heatherbrae Avenue East Ringwood VIC 3134 Sold Price **\$435,000** Sold Date **10-Nov-19**

 2  1  1

Distance **0.45km**

RS = Recent sale **UN** = Undisclosed Sale

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