

## 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

8.26 Bourke Street, Ringwood Vic 3134

## Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$469,500

## Median sale price

Median price \$583,150

House

Unit

X

Suburb

Ringwood

Period - From 01/10/2016

to

30/09/2017

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	G04/5-7 Sherbrook Av RINGWOOD 3134	\$467,000	30/06/2017
2	6/11 Bourke St RINGWOOD 3134	\$460,000	07/06/2017
3	17/26-28 Bourke St RINGWOOD 3134	\$457,500	14/08/2017

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.~~

**Rooms:** 3**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$469,500

**Median Unit Price**

Year ending September 2017: \$583,150

## Comparable Properties

**G04/5-7 Sherbrook Av RINGWOOD 3134 (REI)** Agent Comments
**Price:** \$467,000**Method:** Private Sale**Date:** 30/06/2017**Rooms:** 4**Property Type:** Apartment
**6/11 Bourke St RINGWOOD 3134 (VG)**

Agent Comments

**Price:** \$460,000**Method:** Sale**Date:** 07/06/2017**Rooms:** -**Property Type:** Strata Unit/Flat
**17/26-28 Bourke St RINGWOOD 3134 (REI)**

Agent Comments

**Price:** \$457,500**Method:** Private Sale**Date:** 14/08/2017**Rooms:** 3**Property Type:** Flat/Unit/Apartment (Res)