

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

Median sale price

Median price	\$583,150	Hou	se	Unit	Х	Suburb	Ringwood
Period - From	01/10/2016	to	30/09/2017		Source	REIV	

Comparable property sales (*Delete A or B below as applicable)

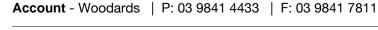
A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

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

OR

3

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.







17/26-28 Bourke St RINGWOOD 3134

\$457,500

14/08/2017

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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

-2







Price: \$467,000 Method: Private Sale Date: 30/06/2017

Rooms: 4

Property Type: Apartment

6/11 Bourke St RINGWOOD 3134 (VG)





Price: \$460,000 Method: Sale Date: 07/06/2017

Rooms: -

Property Type: Strata Unit/Flat

Agent Comments



17/26-28 Bourke St RINGWOOD 3134 (REI)

--- 2

Price: \$457,500 Method: Private Sale Date: 14/08/2017

Rooms: 3

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

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