

## 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

204/5 SHERBROOK AVENUE RINGWOOD VIC 3134

### Indicative selling price

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

Single Price

or range  
between

\$490,000

&

\$530,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$597,500

Property type

Unit

Suburb

Ringwood

Period-from

01 May 2022

to

30 Apr 2023

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

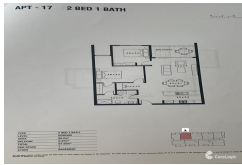
Date of sale

17/9 BROWNS AVENUE RINGWOOD VIC 3134	525000	08-Feb-23
4/2-4 ACACIA COURT RINGWOOD VIC 3134	511000	26-Apr-23
203/21 BOURKE STREET RINGWOOD VIC 3134	498000	22-Feb-23

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: 16 May 2023



**17/9 BROWNS AVENUE  
RINGWOOD VIC 3134**

2 1 1

Sold Price **525000** Sold Date **08-Feb-23**

Distance **0.65km**



**4/2-4 ACACIA COURT RINGWOOD  
VIC 3134**

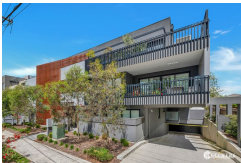
2 1 1

Sold Price

<sup>RS</sup> **511000** <sup>UN</sup>

Sold Date **26-Apr-23**

Distance **0.79km**



**203/21 BOURKE STREET  
RINGWOOD VIC 3134**

2 1 1

Sold Price

**498000**

Sold Date **22-Feb-23**

Distance **0.64km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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