

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

8/5 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

\$450,000

&

\$495,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$610,000

Property type

Unit

Suburb

Ringwood

Period-from

01 Aug 2022

to

31 Jul 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

1/4 BROWNS AVENUE RINGWOOD VIC 3134	\$445,000	24-Jun-23
3/28 NELSON STREET RINGWOOD VIC 3134	\$430,000	27-Jun-23
4/28 NELSON STREET RINGWOOD VIC 3134	\$471,000	23-Jun-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: 22 August 2023



1/4 BROWNS AVENUE RINGWOOD VIC 3134 Sold Price **\$445,000** Sold Date **24-Jun-23**

2 1 1

Distance **0.19km**



3/28 NELSON STREET RINGWOOD VIC 3134 Sold Price **\$430,000** Sold Date **27-Jun-23**

2 1 1

Distance **0.23km**



4/28 NELSON STREET RINGWOOD VIC 3134 Sold Price ^{RS} **\$471,000** Sold Date **23-Jun-23**

2 1 1

Distance **0.23km**

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

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