

# 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 6/27-29 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 \$549,950

### Median sale price

Median price \$610,000

Property Type Unit

Suburb Ringwood

Period - From 01/10/2020

to 31/12/2020

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	5/2 William St RINGWOOD 3134	\$571,000	13/02/2021
2	3/1 Yarmouth St RINGWOOD 3134	\$571,000	12/02/2021
3	1/29 William St RINGWOOD 3134	\$542,000	08/02/2021

**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.~~

This Statement of Information was prepared on:

30/03/2021 09:39



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**Rooms:** 3  
**Property Type:** Unit  
**Land Size:** 141 sqm approx  
[Agent Comments](#)

**Indicative Selling Price**  
\$549,950  
**Median Unit Price**  
December quarter 2020: \$610,000

## Comparable Properties



5/2 William St RINGWOOD 3134 (REI/VG)

[Agent Comments](#)

 2    1    1

**Price:** \$571,000  
**Method:** Auction Sale  
**Date:** 13/02/2021  
**Property Type:** Villa



3/1 Yarmouth St RINGWOOD 3134 (REI)

[Agent Comments](#)

 2    1    1

**Price:** \$571,000  
**Method:** Auction Sale  
**Date:** 12/02/2021  
**Property Type:** Unit



1/29 William St RINGWOOD 3134 (REI)

[Agent Comments](#)

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**Price:** \$542,000  
**Method:** Private Sale  
**Date:** 08/02/2021  
**Property Type:** Unit  
**Land Size:** 125 sqm approx