

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

17/12 BOURKE 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

\$440,000

&

\$470,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Ringwood

Period-from

01 Apr 2023

to

31 Mar 2024

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

6/4 BROWNS AVENUE RINGWOOD VIC 3134	\$475,000	01-Dec-23
25/2-4 ACACIA COURT RINGWOOD VIC 3134	\$492,000	04-Nov-23
8/5 CHURCHILL STREET RINGWOOD VIC 3134	\$490,000	21-Oct-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: 02 April 2024


**6/4 BROWNS AVENUE
RINGWOOD VIC 3134**

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 Sold Price **\$475,000** Sold Date **01-Dec-23**

 Distance **0.09km**

**25/2-4 ACACIA COURT
RINGWOOD VIC 3134**

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 Sold Price **\$492,000** Sold Date **04-Nov-23**

 Distance **0.14km**

**8/5 CHURCHILL STREET
RINGWOOD VIC 3134**

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 Sold Price **\$490,000** Sold Date **21-Oct-23**

 Distance **0.23km**

RS = Recent sale

UN = Undisclosed Sale

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