

## 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 Bond 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) (\*Delete single price or range as applicable)

Single Price

\$591,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$525,000

Property type

Unit

Suburb

Ringwood

Period-from

01 Apr 2019

to

31 Mar 2020

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

21-23 Bourke Street Ringwood VIC 3134	\$592,000	22-Nov-19
2/20 Bourke Street Ringwood VIC 3134	\$630,250	23-Oct-19
G07/21 Bourke Street Ringwood VIC 3134	\$592,000	22-Nov-19

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: 24 April 2020

**21-23 Bourke Street Ringwood VIC 3134**

Sold Price

**\$592,000**

Sold Date

**22-Nov-19** 2 2 1

Distance

**0.14km****2/20 Bourke Street Ringwood VIC 3134**

Sold Price

**\$630,250**

Sold Date

**23-Oct-19** 2 1 1

Distance

**0.18km****G07/21 Bourke Street Ringwood VIC 3134**

Sold Price

**\$592,000**

Sold Date

**22-Nov-19** 2 2 1

Distance

**0.14km**

RS = Recent sale

UN = Undisclosed Sale

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