

# 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

204/21 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)

Range between \$500,000 & \$550,000

### Median sale price

Median price \$677,500 Property Type Unit Suburb Ringwood

Period - From 01/10/2023 to 31/12/2023 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	22/2-4 Acacia Ct RINGWOOD 3134	\$520,000	17/02/2024
2	G11/1b Nelson St RINGWOOD 3134	\$497,500	05/10/2023
3	25/2-4 Acacia Ct RINGWOOD 3134	\$492,000	17/11/2023

**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:

11/04/2024 15:11



 2    1    1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$500,000 - \$550,000

**Median Unit Price**

December quarter 2023: \$677,500

## Comparable Properties



**22/2-4 Acacia Ct RINGWOOD 3134 (REI)**

Agent Comments

 2    1    1

**Price:** \$520,000

**Method:** Private Sale

**Date:** 17/02/2024

**Property Type:** Apartment



**G11/1b Nelson St RINGWOOD 3134 (REI/VG)**

Agent Comments

 2    2    1

**Price:** \$497,500

**Method:** Private Sale

**Date:** 05/10/2023

**Property Type:** Apartment



**25/2-4 Acacia Ct RINGWOOD 3134 (REI)**

Agent Comments

 2    1    1

**Price:** \$492,000

**Method:** Private Sale

**Date:** 17/11/2023

**Property Type:** Apartment

Account - Barry Plant | P: (03) 9431 1243