

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	6/22-24 Sherbrook Avenue, Ringwood Vic 3134
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

Median sale price

Median price	<input type="text" value="\$625,500"/>	Property Type	<input type="text" value="Unit"/>	Suburb	<input type="text" value="Ringwood"/>
Period - From	<input type="text" value="01/10/2024"/>	to	<input type="text" value="31/12/2024"/>	Source	<input type="text" value="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	3/9 Kennedy Av RINGWOOD 3134	\$580,000	20/01/2025
2	1/6 Barkly St RINGWOOD 3134	\$596,000	23/12/2024
3	2/1 Wildwood Gr RINGWOOD 3134	\$620,000	19/12/2024

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:

6/22-24 Sherbrook Avenue, Ringwood Vic 3134



first national
REAL ESTATE | Bill Schlink

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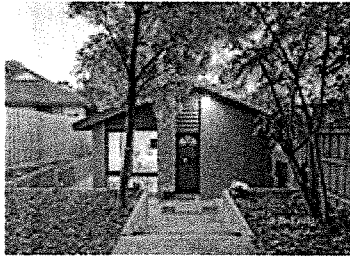
Indicative Selling Price
\$597,000

Median Unit Price
December quarter 2024: \$625,500



Property Type:
Agent Comments

Comparable Properties

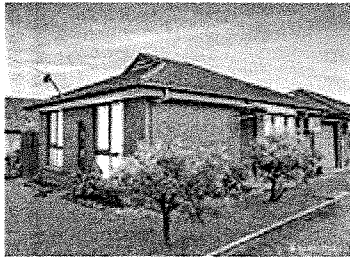


3/9 Kennedy Av RINGWOOD 3134 (REI)

Agent Comments



Price: \$580,000
Method: Private Sale
Date: 20/01/2025
Property Type: Townhouse (Single)
Land Size: 233 sqm approx

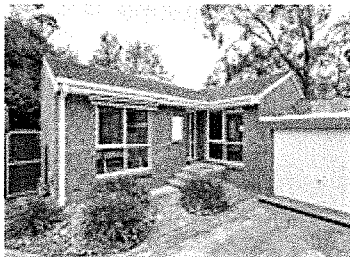


1/6 Barkly St RINGWOOD 3134 (REI)

Agent Comments



Price: \$596,000
Method: Private Sale
Date: 23/12/2024
Property Type: Unit



2/1 Wildwood Gr RINGWOOD 3134 (REI)

Agent Comments



Price: \$620,000
Method: Private Sale
Date: 19/12/2024
Property Type: Unit
Land Size: 205 sqm approx

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