

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

201/5 Browns Avenue 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

\$540,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$568,000

Property type

Unit

Suburb

Ringwood

Period-from

01 Feb 2020

to

31 Jan 2021

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

202/5 Sherbrook Avenue Ringwood VIC 3134	\$540,000	07-Nov-20
205/21 Bourke Street Ringwood VIC 3134	\$565,000	18-Jan-21
6/9 Browns Avenue Ringwood VIC 3134	\$585,000	07-Jan-21

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: 04 February 2021



202/5 Sherbrook Avenue Ringwood VIC 3134

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Sold Price **\$540,000** Sold Date **07-Nov-20**

Distance **0.63km**



205/21 Bourke Street Ringwood VIC 3134

2 2 1

Sold Price ^{RS} **\$565,000** Sold Date **18-Jan-21**

Distance **0.11km**



6/9 Browns Avenue Ringwood VIC 3134

2 2 1

Sold Price ^{RS} **\$585,000** Sold Date **07-Jan-21**

Distance **0.03km**

RS = Recent sale UN = Undisclosed Sale

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