

## 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

2/8 BURWOOD AVENUE 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

\$850,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$625,000

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

2/9 BOURKE STREET RINGWOOD VIC 3134	\$770,000	22-Jul-23
14/37 WILLIAM STREET RINGWOOD VIC 3134	\$875,000	19-Oct-23
14/12 IRVINE STREET MITCHAM VIC 3132	\$910,000	24-May-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: 10 April 2024



**2/9 BOURKE STREET RINGWOOD  
VIC 3134**

3 2 2

Sold Price

**\$770,000**

Sold Date

**22-Jul-23**

Distance

**0.76km**



**14/37 WILLIAM STREET  
RINGWOOD VIC 3134**

3 2 2

Sold Price

**\$875,000**

Sold Date

**19-Oct-23**

Distance

**0.78km**



**14/12 IRVINE STREET MITCHAM VIC  
3132**

3 2 2

Sold Price

**\$910,000**

Sold Date

**24-May-23**

Distance

**0.83km**

RS = Recent sale

UN = Undisclosed Sale

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