

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

2/33 Bourke Street, Ringwood Vic 3134

Indicative selling price

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

Range between \$590,000 & \$649,000

Median sale price

Median price \$655,250 Property Type Unit Suburb Ringwood

Period - From 01/07/2020 to 30/06/2021 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	109/8 Bourke St RINGWOOD 3134	\$635,000	16/06/2021
2	G08/8 Bourke St RINGWOOD 3134	\$635,000	25/05/2021
3	208/8 Bourke St RINGWOOD 3134	\$600,000	17/05/2021

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:

23/08/2021 16:45



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$590,000 - \$649,000

Median Unit Price

Year ending June 2021: \$655,250

Comparable Properties

109/8 Bourke St RINGWOOD 3134 (VG)

Agent Comments



Price: \$635,000

Method: Sale

Date: 16/06/2021

Property Type: Strata Unit/Flat

G08/8 Bourke St RINGWOOD 3134 (VG)

Agent Comments



Price: \$635,000

Method: Sale

Date: 25/05/2021

Property Type: Strata Unit/Flat

208/8 Bourke St RINGWOOD 3134 (VG)

Agent Comments



Price: \$600,000

Method: Sale

Date: 17/05/2021

Property Type: Strata Unit/Flat

Account - Philip Webb