

## 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

7/4 BROWNS 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

or range  
between

\$460,000

&

\$490,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$639,000

Property type

Unit

Suburb

Ringwood

Period-from

01 Dec 2023

to

30 Nov 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

30/2-4 ACACIA COURT RINGWOOD VIC 3134	\$490,000	10-Oct-24
11/5 CHURCHILL STREET RINGWOOD VIC 3134	\$485,000	19-Jun-24

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 December 2024

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**30/2-4 ACACIA COURT  
RINGWOOD VIC 3134**

 2  1  1

Sold Price **\$490,000** Sold Date **10-Oct-24**

Distance **0.11km**



**11/5 CHURCHILL STREET  
RINGWOOD VIC 3134**

 2  1  1

Sold Price **\$485,000** Sold Date **19-Jun-24**

Distance **0.19km**

RS = Recent sale      UN = Undisclosed Sale

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