

## 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

3/4 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

\$470,000

&

\$510,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$635,500

Property type

Unit

Suburb

Ringwood

Period-from

01 Oct 2020

to

30 Sep 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

203/5 Browns Avenue Ringwood VIC 3134	\$505,000	27-Apr-21
2/21 Nelson Street Ringwood VIC 3134	\$479,000	28-Jun-21
104/7 Bourke Street Ringwood VIC 3134	\$490,000	13-May-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: 23 October 2021

**203/5 Browns Avenue Ringwood VIC 3134**

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Sold Price **\$505,000** Sold Date **27-Apr-21**Distance **0.06km****2/21 Nelson Street Ringwood VIC 3134**

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Sold Price **\$479,000** Sold Date **28-Jun-21**Distance **0.08km****104/7 Bourke Street Ringwood VIC 3134**

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Sold Price **\$490,000** Sold Date **13-May-21**Distance **0.18km**

RS = Recent sale      UN = Undisclosed Sale

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