

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

303/2 CHURCHILL STREET 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

\$420,000

&

\$450,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$632,500

Property type

Unit

Suburb

Ringwood

Period-from

01 Nov 2023

to

31 Oct 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

G11/2 CHURCHILL STREET RINGWOOD VIC 3134	\$405,000	12-Jun-24
102/2 CHURCHILL STREET RINGWOOD VIC 3134	\$412,500	16-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: 21 November 2024

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**G11/2 CHURCHILL STREET
RINGWOOD VIC 3134**

2 1 1

Sold Price **\$405,000** Sold Date **12-Jun-24**

Distance **0km**



**102/2 CHURCHILL STREET
RINGWOOD VIC 3134**

2 1 1

Sold Price **\$412,500** Sold Date **16-Oct-24**

Distance **0km**



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

2 1 1

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

Distance **0.07km**

RS = Recent sale

UN = Undisclosed Sale

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