

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

28/2-4 ACACIA COURT 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

\$450,000

&

\$479,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$632,500

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

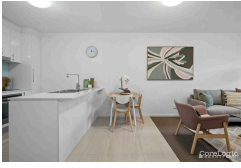
Date of sale

17/2-4 ACACIA COURT RINGWOOD VIC 3134	\$454,000	17-Sep-24
30/2-4 ACACIA COURT RINGWOOD VIC 3134	\$490,000	10-Oct-24
17/12 BOURKE STREET RINGWOOD VIC 3134	\$470,000	26-Apr-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: 05 December 2024



17/2-4 ACACIA COURT RINGWOOD VIC 3134 Sold Price **\$454,000** Sold Date **17-Sep-24**

 2  1  -

Distance **0km**



30/2-4 ACACIA COURT RINGWOOD VIC 3134 Sold Price **\$490,000** Sold Date **10-Oct-24**

 2  1  1

Distance **0km**



17/12 BOURKE STREET RINGWOOD VIC 3134 Sold Price **\$470,000** Sold Date **26-Apr-24**

 2  1  1

Distance **0.14km**

RS = Recent sale UN = Undisclosed Sale

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