## 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

14/26-28 Bourke Street, Ringwood Vic 3134

### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	ov.au/	underquot	ing		
Range betweer	\$475,000		&		\$510,000			
Median sale p	rice							
Median price	\$605,000	Pro	operty Type	Unit			Suburb	Ringwood
Period - From	15/03/2021	to	14/03/2022		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	204/42a Nelson St RINGWOOD 3134	\$535,000	14/01/2022
2	31/12 Bourke St RINGWOOD 3134	\$492,000	15/11/2021
3	3/4 Browns Av RINGWOOD 3134	\$475,000	22/12/2021

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:

15/03/2022 16:41







**Property Type:** Strata Unit/Flat Agent Comments

Indicative Selling Price \$475,000 - \$510,000 Median Unit Price 15/03/2021 - 14/03/2022: \$605,000

# **Comparable Properties**



204/42a Nelson St RINGWOOD 3134 (REI/VG)



Price: \$535,000 Method: Private Sale Date: 14/01/2022 Property Type: Apartment

### Agent Comments

A similar location; however, the building offers more communal facilities & this property has park outlook. Note: located very close to freeway.



31/12 Bourke St RINGWOOD 3134 (REI/VG)



Price: \$492,000 Method: Private Sale Date: 15/11/2021 Property Type: Apartment

### Agent Comments

A similar specification; however, the complex has had a few complications.





Price: \$475,000 Method: Private Sale Date: 22/12/2021 Rooms: 3 Property Type: Apartment

#### Agent Comments

Located in a similar location; however, ground floor (lacking privacy & sun).

### Account - Woodards | P: 03 9805 1111 | F: 03 9805 1199



propertydata

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