

# 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 [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$475,000 & \$510,000

### Median sale price

Median price \$605,000 Property Type Unit Suburb Ringwood

Period - From 15/03/2021 to 14/03/2022 Source 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.

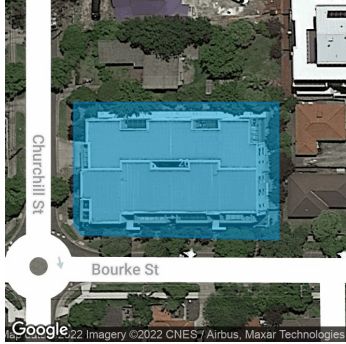
	Address of comparable property	Price	Date of sale
1	204/42a Nelson St RINGWOOD 3134	\$535,000	14/01/2022
2	31/12 Bourke St RINGWOOD 3134	\$492,000	15/11/2021
3	3/4 Browns Av RINGWOOD 3134	\$475,000	22/12/2021

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.



**3/4 Browns Av RINGWOOD 3134 (REI)**



**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