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

111/2 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	\$440,000	&	\$484,000
Single Price		\$440,000	&	\$484,000

Median sale price

(*Delete house or unit as applicable)

Median Price	\$625,000	Prope	erty type	Unit		Suburb	Ringwood
Period-from	01 Jul 2021	to	30 Jun 2	2022	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
110/2 CHURCHILL STREET RINGWOOD VIC 3134	\$481,000	23-Nov-21
209/2 CHURCHILL STREET RINGWOOD VIC 3134	\$462,500	30-Sep-21
3/4 BROWNS AVENUE RINGWOOD VIC 3134	\$475,000	22-Dec-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: 28 July 2022





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PROFILE CONTROL RESTRICTIONS

PROFILE CONTROL CONTROL

110/2 CHURCHILL STREET RINGWOOD VIC 3134

⇔1

NGWOOD VIC 313

Sold Price

\$481,000 Sold Date **23-Nov-21**

Distance Okm



209/2 CHURCHILL STREET RINGWOOD VIC 3134

□ 2 **□** 1 **□** 1

Sold Price

\$462,500 Sold Date 30-Sep-21

0km



3/4 BROWNS AVENUE RINGWOOD Sold Price VIC 3134

■ 2 **►** 1 **□** 1

\$475,000 Sold Date 22-Dec-21

Distance

Distance 0.16km

RS = Recent sale

UN = Undisclosed Sale

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