

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

5/22-24 SHERBROOK AVENUE 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

\$550,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Ringwood

Period-from

01 Mar 2022

to

28 Feb 2023

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

3/26 NEW STREET RINGWOOD VIC 3134	\$615,000	03-Mar-23
4/14-16 NEW STREET RINGWOOD VIC 3134	\$570,500	04-Mar-23
2/37 ARLINGTON STREET RINGWOOD VIC 3134	\$590,000	05-Jan-23

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: 20 March 2023



3/26 NEW STREET RINGWOOD VIC 3134 Sold Price

^{RS} **\$615,000** Sold Date **03-Mar-23**

2 1 1

Distance **0.16km**



4/14-16 NEW STREET RINGWOOD VIC 3134 Sold Price

^{RS} **\$570,500** Sold Date **04-Mar-23**

2 1 1

Distance **0.26km**



2/37 ARLINGTON STREET RINGWOOD VIC 3134 Sold Price

\$590,000 Sold Date **05-Jan-23**

2 1 1

Distance **0.66km**

RS = Recent sale

UN = Undisclosed Sale

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