

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

G01/8 BOURKE 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

\$660,000

&

\$700,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Ringwood

Period-from

01 Aug 2023

to

31 Jul 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

5/19 NELSON STREET RINGWOOD VIC 3134	\$640,000	09-May-24
305/7 BARDIA STREET RINGWOOD VIC 3134	\$710,000	22-Dec-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: 19 August 2024

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**5/19 NELSON STREET RINGWOOD
VIC 3134**

Sold Price

^{RS}

\$640,000

Sold Date **09-May-24**

 2  2  1

Distance **0.19km**



**305/7 BARDIA STREET
RINGWOOD VIC 3134**

Sold Price

\$710,000

Sold Date **22-Dec-23**

 2  2  1

Distance **0.61km**

RS = Recent sale

UN = Undisclosed Sale

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