

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

108/21 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

\$475,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$560,000

Property type

Unit

Suburb

Ringwood

Period-from

01 Jan 2020

to

31 Dec 2020

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

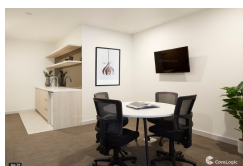
Date of sale

106/42B Nelson Street Ringwood VIC 3134	\$488,000	03-Dec-20
102/11 Bourke Street Ringwood VIC 3134	\$490,000	26-Oct-20
103/5 Sherbrook Avenue Ringwood VIC 3134	\$495,000	06-Sep-20

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: 15 January 2021



**106/42B Nelson Street Ringwood
VIC 3134**

Sold Price **\$488,000** Sold Date **03-Dec-20**

2 1 -

Distance **0.35km**



**102/11 Bourke Street Ringwood VIC
3134**

Sold Price **\$490,000** Sold Date **26-Oct-20**

2 2 1

Distance **0.08km**



**103/5 Sherbrook Avenue Ringwood
VIC 3134**

Sold Price **\$495,000** Sold Date **06-Sep-20**

2 2 1

Distance **0.64km**

RS = Recent sale **UN** = Undisclosed Sale

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