

## 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

206/11 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$530,000

&

\$550,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$625,000

Property type

Unit

Suburb

Ringwood

Period-from

01 Jul 2021

to

30 Jun 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

G03/21 BOURKE STREET RINGWOOD VIC 3134	\$548,000	11-Jun-22
G06/1A NELSON STREET RINGWOOD VIC 3134	\$535,000	05-Apr-22
204/5 BROWNS AVENUE RINGWOOD VIC 3134	\$540,000	07-Apr-22

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: 26 July 2022

**G03/21 BOURKE STREET  
RINGWOOD VIC 3134**

2 1 1

Sold Price <sup>RS</sup> **\$548,000** <sup>UN</sup> Sold Date **11-Jun-22**Distance **0.08km****G06/1A NELSON STREET  
RINGWOOD VIC 3134**

2 1 1

Sold Price **\$535,000** Sold Date **05-Apr-22**Distance **0.11km****204/5 BROWNS AVENUE  
RINGWOOD VIC 3134**

2 1 1

Sold Price **\$540,000** Sold Date **07-Apr-22**Distance **0.17km****RS** = Recent sale**UN** = Undisclosed Sale

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