

## 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

19/12 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

\$450,000

&

\$490,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Ringwood

Period-from

01 Dec 2020

to

30 Nov 2021

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

31/12 Bourke Street Ringwood VIC 3134	\$492,000	20-Nov-21
110/2 Churchill Street Ringwood VIC 3134	\$481,000	23-Nov-21
18/2-4 Acacia Court Ringwood VIC 3134	\$455,000	04-Nov-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: 22 December 2021



**31/12 Bourke Street Ringwood VIC 3134**

Sold Price

<sup>RS</sup>

**\$492,000**

Sold Date

**20-Nov-21**

 2

 1

 1

Distance

-



**110/2 Churchill Street Ringwood VIC 3134**

Sold Price

<sup>RS</sup>

**\$481,000**

Sold Date

**23-Nov-21**

 2

 1

 1

Distance

**0.19km**



**18/2-4 Acacia Court Ringwood VIC 3134**

Sold Price

**\$455,000**

Sold Date

**04-Nov-21**

 2

 1

 1

Distance

**0.14km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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