

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	6/22-24 Sherbrook Avenue, Ringwood Vic 3134
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Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price	\$600,000
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Median sale price

Median price	\$637,500	Property Type	Unit	Suburb	Ringwood
Period - From	01/07/2024	to	30/09/2024	Source	REIV

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 six 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
1	1/2 Berry Av MITCHAM 3132	\$628,000	19/11/2024
2	7/1 Greenwood Av RINGWOOD 3134	\$621,000	07/11/2024
3	3/5 Allen St RINGWOOD 3134	\$640,000	24/10/2024

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 six months.~~

This Statement of Information was prepared on:	04/12/2024 09:21
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6/22-24 Sherbrook Avenue, Ringwood Vic 3134



first national
REAL ESTATE | Bill Schlink

Isaac Fakhri

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Indicative Selling Price

\$600,000

Median Unit Price

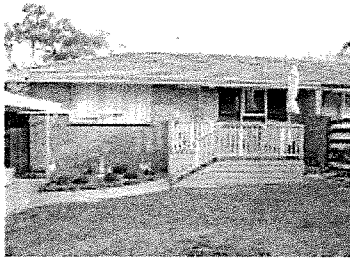
September quarter 2024: \$637,500



Property Type:

Agent Comments

Comparable Properties



1/2 Berry Av MITCHAM 3132 (REI)

Agent Comments



Price: \$628,000

Method: Private Sale

Date: 19/11/2024

Property Type: Unit

Land Size: 180 sqm approx



7/1 Greenwood Av RINGWOOD 3134 (REI)

Agent Comments



Price: \$621,000

Method: Sold Before Auction

Date: 07/11/2024

Property Type: Unit

Land Size: 167 sqm approx



3/5 Allen St RINGWOOD 3134 (REI)

Agent Comments



Price: \$640,000

Method: Sold Before Auction

Date: 24/10/2024

Property Type: Unit

Account - Bill Schlink First National | P: 03 9846 2111 | F: 03 9846 5241



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