

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

Indicative selling price

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

Single price: \$590,000

Median sale price

Median price: \$625,500
Property Type: Unit
Suburb: Ringwood
Period - From: 01/10/2024 to: 31/12/2024
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	6/50 Warrandyte Rd RINGWOOD 3134	\$620,000	30/01/2025
2	1/6 Barkly St RINGWOOD 3134	\$596,000	23/12/2024
3	4/13 Albert St RINGWOOD 3134	\$610,000	21/09/2024

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: 14/02/2025 12:50

6/22-24 Sherbrook Avenue, Ringwood Vic 3134



first national REAL ESTATE | Bill Schlink

Isaac Fakhri

03 9846 2111

0499 425 715

isaac@billschlink.com.au



Property Type:

Agent Comments

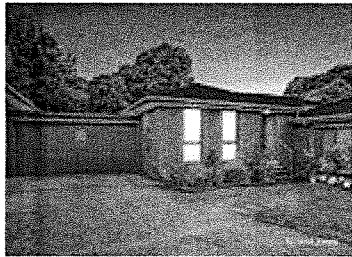
Indicative Selling Price

\$590,000

Median Unit Price

December quarter 2024: \$625,500

Comparable Properties



6/50 Warrandyte Rd RINGWOOD 3134 (REI)

Agent Comments

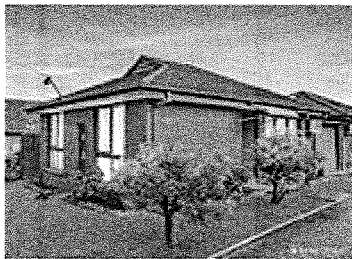


Price: \$620,000

Method: Private Sale

Date: 30/01/2025

Property Type: Unit



1/6 Barkly St RINGWOOD 3134 (REI)

Agent Comments

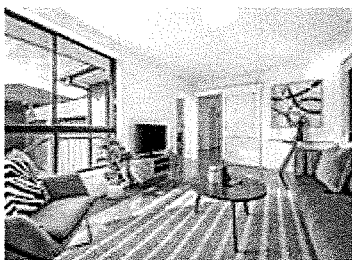


Price: \$596,000

Method: Private Sale

Date: 23/12/2024

Property Type: Unit



4/13 Albert St RINGWOOD 3134 (REI)

Agent Comments



Price: \$610,000

Method: Auction Sale

Date: 21/09/2024

Property Type: Unit

Land Size: 187 sqm approx

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



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