

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

4/10 Sherbrook Avenue 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

\$760,000

&

\$800,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Ringwood

Period-from

01 Jan 2021

to

31 Dec 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

2/10 Sherbrook Avenue Ringwood VIC 3134	\$752,000	30-Jun-21
5/35-39 Bourke Street Ringwood VIC 3134	\$780,000	25-Jun-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: 05 January 2022



**2/10 Sherbrook Avenue Ringwood
VIC 3134**

Sold Price **\$752,000** Sold Date **30-Jun-21**

 3  3  2

Distance **0.01km**



**5/35-39 Bourke Street Ringwood
VIC 3134**

Sold Price **\$780,000** Sold Date **25-Jun-21**

 3  2  2

Distance **0.39km**

RS = Recent sale

UN = Undisclosed Sale

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