

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	13/12 Bourke Street, Ringwood Vic 3134
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Indicative selling price

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

Range between	\$395,000	&	\$430,000
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Median sale price

Median price	\$613,500	House		Unit	X	Suburb	Ringwood
Period - From	01/01/2019	to	31/03/2019	Source	REIV		

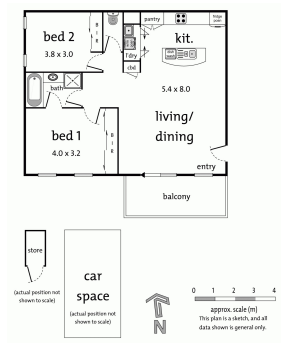
Comparable property sales (*Delete A or B below as applicable)

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	23/15-17 New St RINGWOOD 3134	\$435,000	29/04/2019
2	1/14-16 New St RINGWOOD 3134	\$415,000	04/02/2019
3	207/11 Bourke St RINGWOOD 3134	\$380,000	13/03/2019

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.



Rooms:
Property Type: Land
Agent Comments

Indicative Selling Price
\$395,000 - \$430,000
Median Unit Price
March quarter 2019: \$613,500

Comparable Properties

23/15-17 New St RINGWOOD 3134 (REI)

Agent Comments



Price: \$435,000
Method: Private Sale
Date: 29/04/2019
Rooms: 3
Property Type: Apartment

1/14-16 New St RINGWOOD 3134 (VG)

Agent Comments



Price: \$415,000
Method: Sale
Date: 04/02/2019
Rooms: -
Property Type: Flat/Unit/Apartment (Res)

207/11 Bourke St RINGWOOD 3134 (VG)

Agent Comments



Price: \$380,000
Method: Sale
Date: 13/03/2019
Rooms: -
Property Type: Flat/Unit/Apartment (Res)