

## 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

7/19 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

\$620,000

&

\$680,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$535,500

Property type

Unit

Suburb

Ringwood

Period-from

01 Jul 2019

to

30 Jun 2020

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

8/54-56 Bond Street Ringwood VIC 3134	\$655,000	20-Jun-20
4/19 Bourke Street Ringwood VIC 3134	\$665,000	26-Feb-20
8/19 Bourke Street Ringwood VIC 3134	\$680,000	19-Mar-20

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: 06 July 2020



**8/54-56 Bond Street Ringwood VIC 3134** Sold Price <sup>RS</sup> **\$655,000** Sold Date **20-Jun-20**

3 1 1

Distance **0.3km**



**4/19 Bourke Street Ringwood VIC 3134** Sold Price **\$665,000** Sold Date **26-Feb-20**

3 1 1

Distance **0.02km**



**8/19 Bourke Street Ringwood VIC 3134** Sold Price **\$680,000** Sold Date **19-Mar-20**

3 1 1

Distance **0.02km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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