

## 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

29 Sherbrook Avenue 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

\$2,500,000

&

\$2,750,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,000,000

Property type

House

Suburb

Ringwood

Period-from

01 Mar 2021

to

28 Feb 2022

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

|                                       |             |           |
|---------------------------------------|-------------|-----------|
| 15 Sherbrook Avenue Ringwood VIC 3134 | \$1,365,000 | 18-Sep-21 |
| 8 Sherbrook Avenue Ringwood VIC 3134  | \$1,280,000 | 30-Apr-21 |
| 10A Poynton Avenue Ringwood VIC 3134  | \$1,650,000 | 11-Jan-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: 03 March 2022



## 15 Sherbrook Avenue Ringwood VIC 3134

4 2 2

Sold Price **\$1,365,000** Sold Date **18-Sep-21**

Distance **0.22km**



## 8 Sherbrook Avenue Ringwood VIC 3134

3 1 2

Sold Price **\$1,280,000** Sold Date **30-Apr-21**

Distance **0.28km**



## 10A Poynton Avenue Ringwood VIC 3134

5 5 5

Sold Price **\$1,650,000** Sold Date **11-Jan-21**

Distance **0.34km**

RS = Recent sale

UN = Undisclosed Sale

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