

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

14/12 BOURKE STREET 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Ringwood

Period-from

01 Jul 2024

to

30 Jun 2025

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

13/12 BOURKE STREET RINGWOOD VIC 3134	\$524,000	04-Feb-25
8/2-4 ACACIA COURT RINGWOOD VIC 3134	\$537,000	25-Jun-25
102/21 BOURKE STREET RINGWOOD VIC 3134	\$490,000	08-Mar-25

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: 16 July 2025

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13/12 BOURKE STREET RINGWOOD Sold Price
VIC 3134
\$524,000 Sold Date **04-Feb-25**
 2  1  1

Distance **0km**

8/2-4 ACACIA COURT RINGWOOD Sold Price
VIC 3134
^{RS} **\$537,000** Sold Date **25-Jun-25**
 2  1  1

Distance **0.15km**

102/21 BOURKE STREET
RINGWOOD VIC 3134

Sold Price

\$490,000 Sold Date **08-Mar-25**
 2  1  1

Distance **0.09km**
RS = Recent sale

UN = Undisclosed Sale

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