

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

202/11 Bourke Street, Ringwood Vic 3134

Indicative selling price

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

Range between \$540,000 & \$560,000

Median sale price

Median price \$615,000 Property Type Unit Suburb Ringwood

Period - From 01/04/2024 to 31/03/2025 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	1/3a Rosedale Cr RINGWOOD EAST 3135	\$558,500	17/04/2025
2	4/2 William St RINGWOOD 3134	\$560,000	17/04/2025
3			

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.

This Statement of Information was prepared on:

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 2  2  1

Property Type: Apartment

Agent Comments

Indicative Selling Price
\$540,000 - \$560,000
Median Unit Price
Year ending March 2025: \$615,000

Comparable Properties



1/3a Rosedale Cr RINGWOOD EAST 3135 (REI)

Agent Comments

 2  1  1

Price: \$558,500

Method: Private Sale

Date: 17/04/2025

Property Type: Unit



4/2 William St RINGWOOD 3134 (REI)

Agent Comments

 2  1  1

Price: \$560,000

Method: Private Sale

Date: 17/04/2025

Property Type: Unit

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.

Account - McGrath Blackburn | P: 03 9877 1277 | F: 03 9878 1613



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