

## 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

3/10 SHERBROOK AVENUE RINGWOOD VIC 3134

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$740,000

&

\$770,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Ringwood

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

### 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

1/10 SHERBROOK AVENUE RINGWOOD VIC 3134	\$770,000	22-Apr-24
302/10 CHURCHILL STREET RINGWOOD VIC 3134	\$747,950	12-Aug-24
3/8 TARRANGOWER AVENUE MITCHAM VIC 3132	\$755,000	27-Feb-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.~~

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## 1/10 SHERBROOK AVENUE RINGWOOD VIC 3134

3 3 2

Sold Price **\$770,000** Sold Date **22-Apr-24**

Distance **0km**



## 302/10 CHURCHILL STREET RINGWOOD VIC 3134

3 2 2

Sold Price **\$747,950** Sold Date **12-Aug-24**

Distance **0.53km**



## 3/8 TARRANGOWER AVENUE MITCHAM VIC 3132

2 2 1

Sold Price **\$755,000** Sold Date **27-Feb-25**

Distance **0.55km**

RS = Recent sale UN = Undisclosed Sale

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