

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

10/12 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

\$440,000

&

\$480,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$550,000

Property type

Unit

Suburb

Ringwood

Period-from

01 Nov 2019

to

31 Oct 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

18/26 Bourke Street Ringwood VIC 3134	\$485,000	30-Jul-20
4/1A Greenwood Avenue Ringwood VIC 3134	\$460,000	10-Jun-20
2/66 Warrandyte Road Ringwood VIC 3134	\$445,000	09-Jul-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: 24 November 2020



18/26 Bourke Street Ringwood VIC 3134 Sold Price **\$485,000** Sold Date **30-Jul-20**

2 1 1

Distance **0.18km**



4/1A Greenwood Avenue Ringwood VIC 3134 Sold Price **\$460,000** Sold Date **10-Jun-20**

2 1 1

Distance **0.69km**



2/66 Warrandyte Road Ringwood VIC 3134 Sold Price **\$445,000** Sold Date **09-Jul-20**

2 1 1

Distance **0.82km**

RS = Recent sale

UN = Undisclosed Sale

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