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	108/5-7 Browns Avenue, Ringwood Vic 3134

Indicative selling price

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

Single price $379,000

Median sale price

Median price $636,000 Property Type Unit Suburb Ringwood

Period - From 01/01/2024 to 31/12/2024 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	608/233 Maroondah Hwy RINGWOOD 3134	$375,000	13/03/2025
2	4/37 Nelson St RINGWOOD 3134	$361,000	11/03/2025
3	301/92 Maroondah Hwy RINGWOOD 3134	$375,000	18/12/2024

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: 02/04/2025 08:17

108/5-7 Browns Avenue, Ringwood Vic 3134

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1 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$379,000
Median Unit Price
Year ending December 2024: $636,000

Comparable Properties



608/233 Maroondah Hwy RINGWOOD 3134 (REI)

1 1 1

Price: $375,000
Method: Private Sale
Date: 13/03/2025
Property Type: Apartment

Agent Comments



4/37 Nelson St RINGWOOD 3134 (REI)

1 1 1

Price: $361,000
Method: Private Sale
Date: 11/03/2025
Property Type: Apartment

Agent Comments



301/92 Maroondah Hwy RINGWOOD 3134 (REI/VG)

1 1 1

Price: $375,000
Method: Private Sale
Date: 18/12/2024
Property Type: Apartment

Agent Comments

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