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	8/4 BROWNS AVENUE 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	$460,000	&	$500,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$615,000	Property type	Unit	Suburb	Ringwood
Period-from	01 Jun 2024	to	31 May 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
7/4 BROWNS AVENUE RINGWOOD VIC 3134	$480,000	21-Mar-25
7/22 BOURKE STREET RINGWOOD VIC 3134	$500,000	10-Dec-24
13/12 BOURKE STREET RINGWOOD VIC 3134	$524,000	04-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.~~

This Statement of Information was prepared on: 09 June 2025

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7/4 BROWNS AVENUE RINGWOOD VIC 3134 Sold Price **$480,000** Sold Date **21-Mar-25**

2 1 - Distance **0km**



7/22 BOURKE STREET RINGWOOD VIC 3134 Sold Price **$500,000** Sold Date **10-Dec-24**

2 1 1 Distance **0.05km**



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

2 1 1 Distance **0.08km**

RS = Recent sale **UN** = Undisclosed Sale

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