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	6/22 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	$435,000	&	$465,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$627,250	Property type	Unit	Suburb	Ringwood
Period-from	01 May 2021	to	30 Apr 2022	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
19/12 BOURKE STREET RINGWOOD VIC 3134	$470,000	06-Apr-22
25/12 BOURKE STREET RINGWOOD VIC 3134	$450,000	11-Apr-22
13/15 NEW STREET RINGWOOD VIC 3134	$450,000	29-Apr-22

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: 10 May 2022

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19/12 BOURKE STREET RINGWOOD VIC 3134

2 1 1

Sold Price RS **$470,000** UN

Sold Date **06-Apr-22**

Distance **0.06km**



25/12 BOURKE STREET RINGWOOD VIC 3134

2 1 1

Sold Price RS **$450,000**

Sold Date **11-Apr-22**

Distance **0.06km**



13/15 NEW STREET RINGWOOD VIC 3134

2 1 1

Sold Price

Sold Date **29-Apr-22**

Distance **0.34km**

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

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