

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 GO9/7-9 Bardia Street, Ringwood Vic 3134

Indicative selling price

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

Single price \$590,000

Median sale price

Median price \$658,000

Property Type Unit

Suburb Ringwood

Period - From 01/01/2021

to 31/03/2021

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	302/8 Bourke St RINGWOOD 3134	\$600,000	22/11/2020
2	6/9-11 Browns Av RINGWOOD 3134	\$585,000	31/12/2020
3	G2/5 Browns Av RINGWOOD 3134	\$552,000	30/04/2021

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:

14/05/2021 11:19



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Property Type: Apartment
Land Size: 115 sqm approx
Agent Comments

Indicative Selling Price
\$590,000
Median Unit Price
March quarter 2021: \$658,000

Comparable Properties

302/8 Bourke St RINGWOOD 3134 (VG)

Agent Comments

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Price: \$600,000
Method: Sale
Date: 22/11/2020
Property Type: Strata Unit/Flat



6/9-11 Browns Av RINGWOOD 3134 (REI)

Agent Comments

 2  2  1

Price: \$585,000
Method: Private Sale
Date: 31/12/2020
Property Type: Apartment



G2/5 Browns Av RINGWOOD 3134 (REI)

Agent Comments

 2  1  1

Price: \$552,000
Method: Private Sale
Date: 30/04/2021
Property Type: Unit
Land Size: 1435.67 sqm approx