

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

20/2-4 ACACIA COURT 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

\$490,000

&

\$540,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

Property type

Unit

Suburb

Ringwood

Period-from

01 Oct 2023

to

30 Sep 2024

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

32/12 BOURKE STREET RINGWOOD VIC 3134	\$530,000	14-Jun-24
17/12 BOURKE STREET RINGWOOD VIC 3134	\$470,000	26-Apr-24
11/5 CHURCHILL STREET RINGWOOD VIC 3134	\$485,000	19-Jun-24

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 October 2024



**32/12 BOURKE STREET
 RINGWOOD VIC 3134**

 2  1  1

Sold Price **\$530,000** Sold Date **14-Jun-24**

Distance **0.14km**



**17/12 BOURKE STREET RINGWOOD
 VIC 3134**

 2  1  1

Sold Price **\$470,000** Sold Date **26-Apr-24**

Distance **0.14km**



**11/5 CHURCHILL STREET
 RINGWOOD VIC 3134**

 2  1  1

Sold Price **\$485,000** Sold Date **19-Jun-24**

Distance **0.28km**

RS = Recent sale UN = Undisclosed Sale

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