

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
7/5 Churchill Street, Ringwood Vic 3134

Indicative selling price

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

Range between \$390,000 & \$429,000

Median sale price

Median price \$620,000 House Unit X Suburb Ringwood

Period - From 01/01/2018 to 31/03/2018 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	15/12-18 Bourke St RINGWOOD 3134	\$442,000	04/12/2017
2	9/15-17 New St RINGWOOD 3134	\$431,000	07/05/2018
3	207/2 Churchill St RINGWOOD 3134	\$395,000	26/03/2018

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.



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Rooms: 4

Property Type: House (Previously Occupied - Detached)

Land Size: 80 approximately sqm approx

Agent Comments

Indicative Selling Price

\$390,000 - \$429,000

Median Unit Price

March quarter 2018: \$620,000

Comparable Properties



15/12-18 Bourke St RINGWOOD 3134 (REI/VG)

Agent Comments

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This has a separate toilet.

Price: \$442,000

Method: Private Sale

Date: 04/12/2017

Rooms: 3

Property Type: Apartment



9/15-17 New St RINGWOOD 3134 (REI)

Agent Comments

 2  1  1

This property has a courtyard

Price: \$431,000

Method: Private Sale

Date: 07/05/2018

Rooms: 4

Property Type: Apartment

207/2 Churchill St RINGWOOD 3134 (VG)

Agent Comments

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Price: \$395,000

Method: Sale

Date: 26/03/2018

Rooms: -

Property Type: Strata Unit/Flat