

## 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

15 Sherbrook Avenue Ringwood VIC 3134

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$1,200,000

&

\$1,320,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,040,000

Property type

Land

Suburb

Ringwood

Period-from

01 Oct 2018

to

30 Sep 2019

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

16 Patrick Court Mitcham VIC 3132	\$1,212,750	03-Aug-19
10 Hygeia Parade Ringwood North VIC 3134	\$1,276,000	03-Aug-19
14 Walmer Street Ringwood VIC 3134	\$1,111,000	31-Aug-19

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: 11 October 2019



**16 Patrick Court Mitcham VIC 3132**

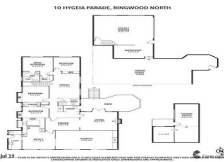
Sold Price

<sup>RS</sup> **\$1,212,750**

Sold Date **03-Aug-19**

 4  2  2

Distance **1km**



**10 Hygeia Parade Ringwood North  
VIC 3134**

Sold Price

<sup>RS</sup> **\$1,276,000**

Sold Date **03-Aug-19**

 4  2  2

Distance **1.05km**



**14 Walmer Street Ringwood VIC  
3134**

Sold Price

<sup>RS</sup> **\$1,111,000**

Sold Date **31-Aug-19**

 4  2  2

Distance **1.33km**

RS = Recent sale

UN = Undisclosed Sale

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