

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

2/34 Sherbrook Avenue, Ringwood Vic 3134

Indicative selling price

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

Range between \$630,000

&

\$690,000

Median sale price

Median price \$551,500

Property Type Unit

Suburb Ringwood

Period - From 01/04/2019

to

30/06/2019

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	2/2a Lena Gr RINGWOOD 3134	\$690,000	04/06/2019
2	2/133 Wantirna Rd RINGWOOD 3134	\$670,000	03/09/2019
3	8/32-36 Heatherdale Rd MITCHAM 3132	\$630,000	12/05/2019

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:

16/09/2019

2/34 Sherbrook Avenue, Ringwood Vic 3134



PhilipWebb

William Wong

03 8870 2888

0433 318 883

wwong@philipwebb.com.au

Indicative Selling Price

\$630,000 - \$690,000

Median Unit Price

June quarter 2019: \$551,500



Property Type:

Agent Comments

Comparable Properties

2/2a Lena Gr RINGWOOD 3134 (VG)

Agent Comments



Price: \$690,000

Method: Sale

Date: 04/06/2019

Property Type: Strata Unit/Flat



2/133 Wantirna Rd RINGWOOD 3134 (REI/VG)

Agent Comments



Price: \$670,000

Method: Private Sale

Date: 03/09/2019

Rooms: 4

Property Type: Unit

Land Size: 370 sqm approx

8/32-36 Heatherdale Rd MITCHAM 3132 (REI)

Agent Comments



Price: \$630,000

Method: Sold After Auction

Date: 12/05/2019

Property Type: Unit

Land Size: 170 sqm approx

Account - Philip Webb



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.