

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

108/5-7 Browns Avenue, Ringwood Vic 3134

Indicative selling price

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

Single price

\$399,950

Median sale price

Median price

\$636,000

Property Type

Unit

Suburb

Ringwood

Period - From

01/01/2024

to

31/12/2024

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	301/92 Maroondah Hwy RINGWOOD 3134	\$375,000	18/12/2024
2	512/42c Nelson St RINGWOOD 3134	\$400,000	04/12/2024
3	309/42c Nelson St RINGWOOD 3134	\$410,000	02/08/2024

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:

22/01/2025 10:43



Property Type: Apartment

Agent Comments

Comparable Properties



301/92 Maroondah Hwy RINGWOOD 3134 (REI)

Agent Comments



Price: \$375,000

Method: Private Sale

Date: 18/12/2024

Property Type: Apartment



512/42c Nelson St RINGWOOD 3134 (REI)

Agent Comments



Price: \$400,000

Method: Private Sale

Date: 04/12/2024

Property Type: Apartment



309/42c Nelson St RINGWOOD 3134 (REI/VG)

Agent Comments



Price: \$410,000

Method: Private Sale

Date: 02/08/2024

Property Type: Unit

Account - Jellis Craig | P: 03 9870 6211