

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

3/10 SHERBROOK AVENUE 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

\$740,000

&

\$770,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Ringwood

Period-from

01 Aug 2024

to

31 Jul 2025

Source

Cotality

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

1/10 SHERBROOK AVENUE RINGWOOD VIC 3134	\$770,000	22-Apr-24
302/10 CHURCHILL STREET RINGWOOD VIC 3134	\$747,950	12-Aug-24
3/8 TARRANGOWER AVENUE MITCHAM VIC 3132	\$755,000	27-Feb-25

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.

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1/10 SHERBROOK AVENUE RINGWOOD VIC 3134

 3  3  2

Sold Price **\$770,000** Sold Date **22-Apr-24**

Distance **0km**



302/10 CHURCHILL STREET RINGWOOD VIC 3134

 3  2  2

Sold Price **\$747,950** Sold Date **12-Aug-24**

Distance **0.53km**



3/8 TARRANGOWER AVENUE MITCHAM VIC 3132

 2  2  1

Sold Price **\$755,000** Sold Date **27-Feb-25**

Distance **0.55km**

RS = Recent sale

UN = Undisclosed Sale

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