

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

209/8 BOND STREET 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

\$540,000

&

\$580,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,000

Property type

Unit

Suburb

Ringwood

Period-from

01 Oct 2022

to

30 Sep 2023

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

404/8 BOND STREET RINGWOOD VIC 3134	\$570,200	18-Jul-23
305/8 BOND STREET RINGWOOD VIC 3134	\$570,000	29-Jul-23
301/5 BROWNS AVENUE RINGWOOD VIC 3134	\$610,000	06-Jul-22

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: 26 October 2023

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**404/8 BOND STREET RINGWOOD
VIC 3134**

Sold Price

\$570,200

Sold Date

18-Jul-23

2 2 1

Distance

0km



**305/8 BOND STREET RINGWOOD
VIC 3134**

Sold Price

\$570,000

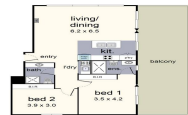
Sold Date

29-Jul-23

- 2 1

Distance

0km



301/5-7 Browns Avenue, Ringwood

**301/5 BROWNS AVENUE
RINGWOOD VIC 3134**

Sold Price

\$610,000

Sold Date

06-Jul-22

2 2 1

Distance

0.22km

RS = Recent sale

UN = Undisclosed Sale

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