

## .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 2/5 Albert Street, 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 \$620,000 & \$670,000

### Median sale price

Median price \$565,000

Property type Unit

Suburb Ringwood

Period - From 1/1/2020

to

31/3/2020

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
1/351 Maroondah Highway, RINGWOOD 3134	\$690,750	1/4/2020
16/330-336 Canterbury Road, RINGWOOD 3134	\$680,000	12/3/2020
8/54-56 Bond Street, RINGWOOD 3134	\$655,000	20/6/2020

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: 30/06/2020 09:09



 3  1  1

**Property Type:** Townhouse (Res)

**Agent Comments**

**Indicative Selling Price**

\$620,000 - \$670,000

**Median Unit Price**

March quarter 2020: \$565,000

## Comparable Properties



**1/351 Maroondah Hwy RINGWOOD 3134 (REI)** **Agent Comments**

 3  2  2

**Price:** \$690,750

**Method:** Sale by Tender

**Date:** 01/04/2020

**Property Type:** Unit

**Land Size:** 309 sqm approx



**16/330-336 Canterbury Rd RINGWOOD 3134 (REI/VG)** **Agent Comments**

 3  2  2

**Price:** \$680,000

**Method:** Sold After Auction

**Date:** 12/03/2020

**Rooms:** 5

**Property Type:** Townhouse (Res)

**Land Size:** 160 sqm approx



**8/54-56 Bond St RINGWOOD 3134 (REI)** **Agent Comments**

 3  1  1

**Price:** \$655,000

**Method:** Auction Sale

**Date:** 20/06/2020

**Rooms:** 4

**Property Type:** Townhouse (Res)

**Land Size:** 109 sqm approx