

# 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

3/15 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)

Range between \$630,000 & \$690,000

### 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	3/23 William St RINGWOOD 3134	\$620,000	09/12/2024
2	2/26 Greenwood Av RINGWOOD 3134	\$630,000	12/10/2024
3	3/18 Greenwood Av RINGWOOD 3134	\$652,000	24/08/2024

**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 14:19

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**Indicative Selling Price**

\$630,000 - \$690,000

**Median Unit Price**

Year ending December 2024: \$636,000



 2    1    2

**Property Type:** Unit

**Land Size:** 190 sqm approx

**Agent Comments**

## Comparable Properties



**3/23 William St RINGWOOD 3134 (REI/VG)**

**Agent Comments**

 2    1    1

**Price:** \$620,000

**Method:** Private Sale

**Date:** 09/12/2024

**Property Type:** Townhouse (Single)



**2/26 Greenwood Av RINGWOOD 3134 (REI/VG)**

**Agent Comments**

 2    1    1

**Price:** \$630,000

**Method:** Auction Sale

**Date:** 12/10/2024

**Property Type:** Unit



**3/18 Greenwood Av RINGWOOD 3134 (REI/VG)**

**Agent Comments**

 2    1    2

**Price:** \$652,000

**Method:** Auction Sale

**Date:** 24/08/2024

**Property Type:** Unit

**Account - McGrath Blackburn** | P: 03 9877 1277 | F: 03 9878 1613



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