

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

4/8-12 Albert Street, Ringwood Vic 3134

Indicative selling price

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

Single price \$359,950

Median sale price

Median price \$525,000 House Unit X Suburb Ringwood

Period - From 01/10/2018 to 31/12/2018 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		
2		
3		

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.



Rooms:
Property Type: Unit
Agent Comments

Indicative Selling Price
\$359,950
Median Unit Price
December quarter 2018: \$525,000

Comparable Properties



3/10 Greenwood Av RINGWOOD 3134 (REI/VG) **Agent Comments**



Price: \$375,000
Method: Auction Sale
Date: 10/11/2018
Rooms: 3
Property Type: Unit

3/13 Tweed St RINGWOOD EAST 3135 (VG) **Agent Comments**



Price: \$345,000
Method: Sale
Date: 27/10/2018
Rooms: -
Property Type: Flat/Unit/Apartment (Res)

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.