Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 8/8-10 Thomas Street, Ringwood Vic 3134

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	n \$550,000		&		\$595,000				
Median sale price									
Median price	\$636,000	Pro	operty Type	Unit			Suburb	Ringwood	
Period - From	01/01/2024	to	31/12/2024		So	urce	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.

Ade	dress of comparable property	Price	Date of sale
1	2/14 Lena Gr RINGWOOD 3134	\$580,000	07/10/2024
2	3/6 Freeman St RINGWOOD EAST 3135	\$595,000	18/09/2024
3	1/2 Arlington St RINGWOOD 3134	\$565,000	05/09/2024

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:

31/01/2025 10:59







Rooms: 4 Property Type: Unit Agent Comments Indicative Selling Price \$550,000 - \$595,000 Median Unit Price Year ending December 2024: \$636,000

Comparable Properties

EightScore	2/14 Lena Gr RINGWOOD 3134 (REI) 2 1 2 2 Price: \$580,000 Method: Private Sale Date: 07/10/2024 Property Type: Unit Land Size: 160 sqm approx	Agent Comments
REAL AGENOR	3/6 Freeman St RINGWOOD EAST 3135 (REI/VG) 2 1 Price: \$595,000 Method: Private Sale Date: 18/09/2024 Property Type: Unit Land Size: 150 sqm approx	Agent Comments
	1/2 Arlington St RINGWOOD 3134 (REI/VG) 2 1 Price: \$565,000 Method: Private Sale Date: 05/09/2024 Property Type: Unit	Agent Comments

Account - Woodards | P: 0390563899



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