

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

1/8 Greenwood Avenue, Ringwood Vic 3134

Indicative selling price

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

Range between \$680,000

&

\$720,000

Median sale price

Median price \$615,000

Property Type Unit

Suburb Ringwood

Period - From 01/04/2024

to 31/03/2025

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	3/7 Lena Gr RINGWOOD 3134	\$685,000	27/05/2025
2	1/65 Patterson St RINGWOOD EAST 3135	\$706,000	10/05/2025
3	3/47a Warrandyte Rd RINGWOOD 3134	\$718,888	07/05/2025

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:

12/06/2025 10:01

1/8 Greenwood Avenue, Ringwood Vic 3134



2 1 1

Property Type:
Flat/Unit/Apartment (Res)
Land Size: 166 (approx) sqm
approx
Agent Comments

Indicative Selling Price
\$680,000 - \$720,000
Median Unit Price
Year ending March 2025: \$615,000

Comparable Properties



3/7 Lena Gr RINGWOOD 3134 (REI)

Agent Comments

2 1 1

Price: \$685,000
Method: Private Sale
Date: 27/05/2025
Property Type: Unit
Land Size: 178 sqm approx



1/65 Patterson St RINGWOOD EAST 3135 (REI)

Agent Comments

2 1 1

Price: \$706,000
Method: Auction Sale
Date: 10/05/2025
Property Type: Unit



3/47a Warrandyte Rd RINGWOOD 3134 (REI)

Agent Comments

2 1 1

Price: \$718,888
Method: Private Sale
Date: 07/05/2025
Property Type: Townhouse (Single)
Land Size: 201 sqm approx

Account - Vogl & Walpole Estate Agents | P: 03 8580 6200



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