

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

2/15 Albert Street, Ringwood Vic 3134

Indicative selling price

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

Range between \$600,000

&

\$660,000

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	1/5-7 Arlington St RINGWOOD 3134	\$650,000	31/03/2025
2	1/54 Arlington St RINGWOOD 3134	\$638,000	13/12/2024
3	2/26 Oliver St RINGWOOD 3134	\$640,000	16/11/2024

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:

04/04/2025 10:43

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Indicative Selling Price

\$600,000 - \$660,000

Median Unit Price

Year ending March 2025: \$615,000



2 1 2

Property Type: Unit

Land Size: 143 sqm approx

Agent Comments

Comparable Properties



1/5-7 Arlington St RINGWOOD 3134 (REI)

Agent Comments

2 1 1

Price: \$650,000

Method: Sold Before Auction

Date: 31/03/2025

Property Type: Unit

Land Size: 144 sqm approx



1/54 Arlington St RINGWOOD 3134 (REI/VG)

Agent Comments

2 2 1

Price: \$638,000

Method: Private Sale

Date: 13/12/2024

Property Type: Unit

Land Size: 133 sqm approx



2/26 Oliver St RINGWOOD 3134 (REI/VG)

Agent Comments

2 1 2

Price: \$640,000

Method: Auction Sale

Date: 16/11/2024

Property Type: Unit

Land Size: 328 sqm approx

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



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