

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

19B ALBERT STREET RINGWOOD VIC 3134

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$1,130,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

Property type

Unit

Suburb

Ringwood

Period-from

01 Oct 2023

to

30 Sep 2024

Source

Corelogic

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

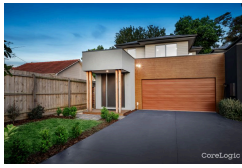
Date of sale

121 WANTIRNA ROAD RINGWOOD VIC 3134	\$1,060,000	03-Oct-24
2/116 BRUNSWICK ROAD MITCHAM VIC 3132	\$1,060,000	04-Jun-24
13 ROWAN STREET VERMONT VIC 3133	\$1,205,000	23-Jan-24

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 6 months.~~

This Statement of Information was prepared on: 19 October 2024



121 WANTIRNA ROAD RINGWOOD VIC 3134 Sold Price ^{RS} **\$1,060,000** ^{UN} Sold Date **03-Oct-24**

 4  2  2

Distance **0.98km**



2/116 BRUNSWICK ROAD MITCHAM VIC 3132 Sold Price **\$1,060,000** Sold Date **04-Jun-24**

 4  2  2

Distance **1.56km**



13 ROWAN STREET VERMONT VIC 3133 Sold Price **\$1,205,000** Sold Date **23-Jan-24**

 4  2  2

Distance **2.26km**

RS = Recent sale

UN = Undisclosed Sale

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