Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address	17/8-12 Albert Street, Ringwood Vic 3134
Including suburb and	
postcode	

Indicative selling price

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

Range between	\$270,000	&	\$295,000
Range between	\$270,000	&	\$295,000

Median sale price

Median price	\$560,000	Pro	perty Type	Jnit		Suburb	Ringwood
Period - From	01/01/2025	to	31/03/2025	Sc	ource	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Au	areas or comparable property	1 1100	Date of Sale
1	11/8-12 Albert St RINGWOOD 3134	\$290,000	02/06/2025
2	6/74 Warrandyte Rd RINGWOOD 3134	\$290,000	07/03/2025
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.

This Statement of Information was prepared on:	23/06/2025 14:23



Date of sale







Rooms: 3

Property Type: Retirement Village

Individual Flat/Unit Agent Comments

Single Carpark will be made available when purchased.

Indicative Selling Price \$270,000 - \$295,000 Median Unit Price March quarter 2025: \$560,000

Comparable Properties

11/8-12 Albert St RINGWOOD 3134 (REI)

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Agent Comments

Price: \$290,000 **Method:**

Date: 02/06/2025 Property Type: Unit

6/74 Warrandyte Rd RINGWOOD 3134 (REI)

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1







Agent Comments

Price: \$290,000 Method: Private Sale Date: 07/03/2025 Property Type: Villa

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.

Account - Woodards | P: 0390563899





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