

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

17/8-12 Albert Street, Ringwood Vic 3134

Indicative selling price

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

Range between

\$270,000

&

\$295,000

Median sale price

Median price

\$560,000

Property Type

Unit

Suburb

Ringwood

Period - From

01/01/2025

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	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



1 1 1

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)

Agent Comments

1 1 1

Price: \$290,000
Method:
Date: 02/06/2025
Property Type: Unit



6/74 Warrandyte Rd RINGWOOD 3134 (REI)

Agent Comments

1 1 -

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.

