

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

4/13 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

or range
between

\$550,000

&

\$605,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$612,800

Property type

Unit

Suburb

Ringwood

Period-from

01 Aug 2023

to

31 Jul 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

2/12 BARKLY STREET RINGWOOD VIC 3134	\$605,000	16-Apr-24
1/40 ARLINGTON STREET RINGWOOD VIC 3134	\$615,000	13-Mar-24
5/4-6 ARLINGTON STREET RINGWOOD VIC 3134	\$629,000	18-Jul-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: 05 August 2024



**2/12 BARKLY STREET RINGWOOD
VIC 3134**

2 1 1

Sold Price

\$605,000

Sold Date

16-Apr-24

Distance

0.16km



**1/40 ARLINGTON STREET
RINGWOOD VIC 3134**

2 1 1

Sold Price

\$615,000

Sold Date

13-Mar-24

Distance

0.23km



**5/4-6 ARLINGTON STREET
RINGWOOD VIC 3134**

2 1 1

Sold Price

^{RS}**\$629,000**

Sold Date

18-Jul-24

Distance

0.08km

RS = Recent sale

UN = Undisclosed Sale

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