## 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

23 Albert Street, Ringwood Vic 3134

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$495,000		&		\$540,000				
Median sale pi	rice								
Median price	\$590,000	Pro	operty Type	Unit			Suburb	Ringwood	
Period - From	21/05/2024	to	20/05/2025		So	urce	Property	/ Data	

#### 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.

Ade	dress of comparable property	Price	Date of sale
1	1/46 Bedford Rd RINGWOOD 3134	\$540,000	01/03/2025
2	4/26 Mt Dandenong Rd RINGWOOD EAST 3135	\$520,000	19/12/2024
3	1/2a Linlithgow St MITCHAM 3132	\$510,000	26/11/2024

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:

21/05/2025 11:23



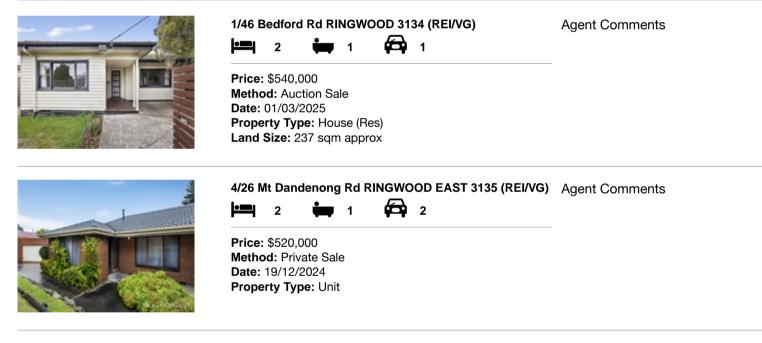




Property Type: Unit Land Size: 430 sqm approx Agent Comments

**Indicative Selling Price** \$495,000 - \$540,000 **Median Unit Price** 21/05/2024 - 20/05/2025: \$590,000

# **Comparable Properties**





1/2a Linlithgow St MITCHAM 3132 (REI/VG)



1

Agent Comments

Price: \$510,000 Method: Private Sale Date: 26/11/2024 Property Type: Unit

### Account - Barry Plant | P: 03 9722 7166 | F: 03 9722 7008



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