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	3/21 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	$570,000	&	$620,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$635,500	Property type	Unit	Suburb	Ringwood
Period-from	01 Nov 2020	to	31 Oct 2021	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
6/25 Arlington Street Ringwood VIC 3134	$625,100	14-Aug-21
4/15-17 Arlington Street Ringwood VIC 3134	$608,000	02-Sep-21
2/36 Barkly Street Ringwood VIC 3134	$600,000	02-Jul-21

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: 03 November 2021

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6/25 Arlington Street Ringwood VIC 3134

2 1 1

Sold Price **$625,100** Sold Date **14-Aug-21**

Distance **0.09km**



4/15-17 Arlington Street Ringwood VIC 3134

2 1 1

Sold Price **$608,000** Sold Date **02-Sep-21**

Distance **0.14km**



2/36 Barkly Street Ringwood VIC 3134

2 1 1

Sold Price **$600,000** Sold Date **02-Jul-21**

Distance **0.19km**

RS = Recent sale **UN** = Undisclosed Sale

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