

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

1/86 Maidstone Street, Ringwood Vic 3134

Indicative selling price

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

Range between \$870,000 & \$930,000

Median sale price

Median price \$677,500 Property Type Unit Suburb Ringwood

Period - From 01/10/2023 to 31/12/2023 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	1/30 Nymph St MITCHAM 3132	\$915,000	24/10/2023
2	3/17 Forster St MITCHAM 3132	\$900,000	26/08/2023
3	22 Skyline PI HEATHMONT 3135	\$885,000	11/12/2023

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:

19/02/2024 16:30



3 -

Property Type: Aged, Special & Disability Care (Res)

Land Size: 275 sqm approx

Agent Comments

Indicative Selling Price

\$870,000 - \$930,000

Median Unit Price

December quarter 2023: \$677,500

Comparable Properties



1/30 Nymph St MITCHAM 3132 (REI/VG)

Agent Comments

3 2 2

Price: \$915,000

Method: Private Sale

Date: 24/10/2023

Property Type: Townhouse (Single)



3/17 Forster St MITCHAM 3132 (REI/VG)

Agent Comments

3 2 2

Price: \$900,000

Method: Auction Sale

Date: 26/08/2023

Property Type: Unit



22 Skyline PI HEATHMONT 3135 (REI/VG)

Agent Comments

3 2 2

Price: \$885,000

Method: Private Sale

Date: 11/12/2023

Property Type: Townhouse (Single)

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