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	cons	sumer.vic.gc	v.au/	/underquot	ing		
Range betweer	\$870,000		&		\$930,000			
Median sale p	rice							
Median price	\$677,500	Pro	operty Type	Unit			Suburb	Ringwood
Period - From	01/10/2023	to	31/12/2023		So	urce	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.

Ade	dress 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



1/86 Maidstone Street, Ringwood Vic 3134







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)



Price: \$915,000 Method: Private Sale Date: 24/10/2023 Property Type: Townhouse (Single) Agent Comments



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

1 3 **1** 2 **2** 2

Agent Comments





Method: Auction Sale Date: 26/08/2023 Property Type: Unit

22 Skyline PI HEATHMONT 3135 (REI/VG)



Agent Comments

Price: \$885,000 Method: Private Sale Date: 11/12/2023 Property Type: Townhouse (Single)

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



propertydata

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