

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

10/330-336 CANTERBURY ROAD 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

\$690,000

&

\$750,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Ringwood

Period-from

01 May 2023

to

30 Apr 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

2/27 MAIDSTONE STREET RINGWOOD VIC 3134	\$730,000	07-Apr-24
1/3 VIVIANI CRESCENT HEATHMONT VIC 3135	\$736,000	15-Feb-24

OR

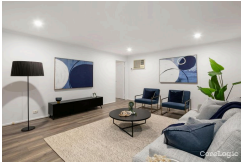
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.

This Statement of Information was prepared on: 28 May 2024

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2/27 MAIDSTONE STREET RINGWOOD VIC 3134

3 1 1

Sold Price **\$730,000** Sold Date **07-Apr-24**

Distance **1.03km**



1/3 VIVIANI CRESCENT HEATHMONT VIC 3135

3 1 1

Sold Price **\$736,000** Sold Date **15-Feb-24**

Distance **1.43km**

RS = Recent sale

UN = Undisclosed Sale

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