

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

15 Maurice Avenue, Ringwood Vic 3134

Indicative selling price

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

Range between \$1,000,000 & \$1,050,000

Median sale price

Median price \$999,500 Property Type House Suburb Ringwood

Period - From 01/01/2023 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	40 Grant Cr.W RINGWOOD 3134	\$1,050,000	20/12/2023
2	12 Kennedy Av RINGWOOD 3134	\$1,046,000	22/12/2023
3	16 Georges Rd RINGWOOD 3134	\$1,015,800	22/11/2023

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:

07/02/2024 11:08



Maurice Ave



4 2 2

Property Type: House (Res)

Land Size: 669 sqm approx

Agent Comments

Indicative Selling Price

\$1,000,000 - \$1,050,000

Median House Price

Year ending December 2023: \$999,500

Comparable Properties



40 Grant Cr.W RINGWOOD 3134 (REI)

Agent Comments

3 1 4

Price: \$1,050,000

Method: Private Sale

Date: 20/12/2023

Property Type: House

Land Size: 2125 sqm approx



12 Kennedy Av RINGWOOD 3134 (REI)

Agent Comments

4 2 2

Price: \$1,046,000

Method: Private Sale

Date: 22/12/2023

Property Type: House (Res)

Land Size: 720 sqm approx



16 Georges Rd RINGWOOD 3134 (REI/VG)

Agent Comments

3 2 4

Price: \$1,015,800

Method: Private Sale

Date: 22/11/2023

Property Type: House

Land Size: 809 sqm approx

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