

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

2/27 Maidstone Street, Ringwood Vic 3134

Indicative selling price

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

Range between \$680,000 & \$730,000

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	2/61 Bedford Rd RINGWOOD 3134	\$710,000	15/02/2024
2	1/3 Viviani Cr HEATHMONT 3135	\$736,000	15/02/2024
3	2/100-102 Bedford Rd HEATHMONT 3135	\$735,000	14/09/2023

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:

12/03/2024 15:56



 3  1  1

Property Type: Unit
Land Size: 270 sqm approx
Agent Comments

Indicative Selling Price
\$680,000 - \$730,000
Median Unit Price
December quarter 2023: \$677,500

Comparable Properties

2/61 Bedford Rd RINGWOOD 3134 (REI)

Agent Comments

 3  1  2

Price: \$710,000
Method:
Date: 15/02/2024
Property Type: Unit



1/3 Viviani Cr HEATHMONT 3135 (REI)

Agent Comments

 3  1  1

Price: \$736,000
Method: Private Sale
Date: 15/02/2024
Property Type: Unit



2/100-102 Bedford Rd HEATHMONT 3135 (REI) **Agent Comments**

 3  1  1

Price: \$735,000
Method: Sold Before Auction
Date: 14/09/2023
Property Type: Unit
Land Size: 322 sqm approx

Account - Barry Plant | P: 03 9842 8888