

## 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

20/280 MAROONDAH HIGHWAY RINGWOOD VIC 3134

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$370,000

&

\$405,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$616,500

Property type

Unit

Suburb

Ringwood

Period-from

01 Jan 2023

to

31 Dec 2023

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

111/42C NELSON STREET RINGWOOD VIC 3134	\$395,000	18-Nov-23
203/7 BOURKE STREET RINGWOOD VIC 3134	\$375,000	02-Aug-23
310/42C NELSON STREET RINGWOOD VIC 3134	\$395,000	18-Nov-23

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: 29 January 2024



**111/42C NELSON STREET  
RINGWOOD VIC 3134**

1 1 1

Sold Price **\$395,000** Sold Date **18-Nov-23**

Distance **1.56km**

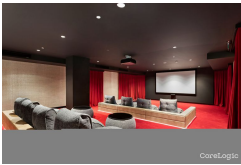


**203/7 BOURKE STREET  
RINGWOOD VIC 3134**

1 1 1

Sold Price **\$375,000** Sold Date **02-Aug-23**

Distance **1.28km**



**310/42C NELSON STREET  
RINGWOOD VIC 3134**

1 1 1

Sold Price <sup>RS</sup> **\$395,000** Sold Date **18-Nov-23**

Distance **1.63km**

**RS** = Recent sale      **UN** = Undisclosed Sale

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