

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

25/280 MAROONDAH HIGHWAY 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Ringwood

Period-from

01 Jul 2023

to

30 Jun 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

210/1B NELSON STREET RINGWOOD VIC 3134	\$505,000	27-Feb-24
102/7 BOURKE STREET RINGWOOD VIC 3134	\$545,000	14-Jun-24
32/12 BOURKE STREET RINGWOOD VIC 3134	\$530,000	25-Jun-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: 08 July 2024



**210/1B NELSON STREET
RINGWOOD VIC 3134**

2 1 1

Sold Price **\$505,000** Sold Date **27-Feb-24**

Distance **1.25km**



**102/7 BOURKE STREET
RINGWOOD VIC 3134**

2 1 1

Sold Price ^{RS} **\$545,000** Sold Date **14-Jun-24**

Distance **1.29km**



**32/12 BOURKE STREET
RINGWOOD VIC 3134**

2 1 1

Sold Price ^{RS} **\$530,000** ^{UN} Sold Date **25-Jun-24**

Distance **1.32km**

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

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