

# 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 29 Maidstone Street, Ringwood Vic 3134

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,190,000 & \$1,300,000

### Median sale price

Median price \$1,005,000 Property Type House 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	8 Stoda St HEATHMONT 3135	\$1,265,000	03/02/2024
2	19 Stanley Av RINGWOOD EAST 3135	\$1,250,000	19/02/2024
3	25 Woodlands Rd HEATHMONT 3135	\$1,225,000	21/02/2024

**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: 12/04/2024 13:51



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**Rooms:** 5  
**Property Type:** House (Res)  
**Land Size:** 690 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$1,190,000 - \$1,300,000  
**Median House Price**  
December quarter 2023: \$1,005,000

## Comparable Properties



**8 Stoda St HEATHMONT 3135 (REI/VG)**

**Agent Comments**

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**Price:** \$1,265,000  
**Method:** Auction Sale  
**Date:** 03/02/2024  
**Property Type:** House  
**Land Size:** 697 sqm approx



**19 Stanley Av RINGWOOD EAST 3135 (REI/VG)**

**Agent Comments**

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**Price:** \$1,250,000  
**Method:** Private Sale  
**Date:** 19/02/2024  
**Property Type:** House  
**Land Size:** 652 sqm approx



**25 Woodlands Rd HEATHMONT 3135 (REI)**

**Agent Comments**

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**Price:** \$1,225,000  
**Method:** Sold Before Auction  
**Date:** 21/02/2024  
**Property Type:** House (Res)  
**Land Size:** 667 sqm approx

**Account - Hoskins** | P: 03 9722 9755