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	cons	sumer.vic.gc	v.au	/underquot	ting		
Range betweer	ange between \$1,190,000		&		\$1,300,000			
Median sale p	rice							
Median price	\$1,005,000	Pro	operty Type	Hou	se		Suburb	Ringwood
Period - From	01/10/2023	to	31/12/2023		So	urce	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.

Add	dress 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









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) Price: \$1,265,000 Method: Auction Sale Date: 03/02/2024 Property Type: House Land Size: 697 sqm approx	Agent Comments
19 Stanley Av RINGWOOD EAST 3135 (REI/VG) Price: \$1,250,000 Method: Private Sale Date: 19/02/2024 Property Type: House Land Size: 652 sqm approx	Agent Comments
25 Woodlands Rd HEATHMONT 3135 (REI) 2 2 2 1 Price: \$1,225,000 Method: Sold Before Auction Date: 21/02/2024 Property Type: House (Res) Land Size: 667 sqm approx	Agent Comments

Account - Hoskins | P: 03 9722 9755



propertydata

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