

## 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

804/233 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

\$450,000

&

\$495,000

### 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

202/233 MAROONDAH HIGHWAY RINGWOOD VIC 3134	\$462,500	15-Nov-23
210/1A NELSON STREET RINGWOOD VIC 3134	\$475,000	29-Nov-23
103/42A NELSON STREET RINGWOOD VIC 3134	\$505,000	06-Jan-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: 29 January 2024

**202/233 MAROONDAH HIGHWAY  
RINGWOOD VIC 3134**

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Sold Price

**\$462,500**Sold Date **15-Nov-23**Distance **0.03km****210/1A NELSON STREET  
RINGWOOD VIC 3134**

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Sold Price

<sup>RS</sup> **\$475,000** Sold Date **29-Nov-23**Distance **0.51km****103/42A NELSON STREET  
RINGWOOD VIC 3134**

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Sold Price

<sup>RS</sup> **\$505,000** Sold Date **06-Jan-24**Distance **0.94km****RS** = Recent sale**UN** = Undisclosed Sale

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