

# 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 89 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 \$900,000 & \$990,000

### Median sale price

Median price \$999,500 Property Type House Suburb Ringwood

Period - From 01/01/2023 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	1 Craig Ct HEATHMONT 3135	\$1,025,000	16/12/2023
2	33 Barkly St RINGWOOD 3134	\$982,000	21/12/2023
3	20 Great Ryrie St RINGWOOD 3134	\$960,000	05/12/2023

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: 25/01/2024 10:04



**woodards** 

## 89 Maidstone Street, Ringwood

### Additional information

Council Rates: \$2,269.3 approx per year  
 Water Rates: \$184.98 approx per quarter  
 General Residential Zone – Schedule 1  
 Significant Landscape Overlay – Schedule 4

Brilliantly updated family home in a great location  
 North-lit open living space with apposing windows  
 Dual living area with ducted heating and split system  
 Multiple outdoor entertaining spaces including 2 merbau decks

3-4 sizable bedrooms with BIRs  
 Master bedroom features walk-in robes and direct access to outdoor deck  
 3 bathrooms (2 ensuites), all with toilet and shower

Kitchen with ample storage and floating bench with storage  
 Miele dishwasher and 4-burner Westinghouse oven  
 Laundry with its own yard access  
 Private landscaped gardens, enclosed front & back yards  
 Double carport

### Internal / external size

Land size: 544sqm approx.

### Rental Estimate

\$580-\$630 per week based on current market condition

### Close proximity to

**Schools** Marlborough Primary School (zoned – 770m)  
 Great Ryrie Primary School (1.48km)  
 Heathmont College (zoned- 850m)  
 Ringwood secondary College (2.12km)  
 Ringwood ELC - Choklits Child Care (100m)

**Shops** Ringwood Square Shopping centre (2.1km)  
 Heathmont Shopping centre (2.1km)  
 Costco Ringwood (2.1km)  
 Eastland shopping centre (2.2km)  
 Wantirna Mall (2.4km)

**Parks** Ringwood golf (100m)  
 Proclamation Park (1.0km)  
 Jubilee Park (1.6km)

**Transport** Heathmont station (2.0km)  
 Ringwood station (2.2km)  
 Bus route 901 – Frankston – Melbourne Airport

### Chattels

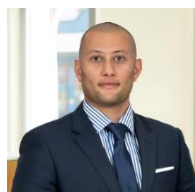
All fixed floor coverings, fixed light fittings and window furnishings as inspected.

### Settlement

30 or 60 days or any other such terms that have been agreed to in writing



**Cameron Way**  
 0418 352 380



**Warren Dromart**  
 0431 520 130