

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

903/233 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

\$670,000

&

\$710,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$920,000

Property type

Other

Suburb

Ringwood

Period-from

01 Jul 2020

to

30 Jun 2021

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

107/42B Nelson Street Ringwood VIC 3134	\$726,000	27-Mar-21
205/42B Nelson Street Ringwood VIC 3134	\$755,000	25-Apr-21

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: 05 July 2021



**107/42B Nelson Street Ringwood
VIC 3134**

Sold Price

\$726,000

Sold Date

27-Mar-21

3 2 2

Distance

0.94km



**205/42B Nelson Street Ringwood
VIC 3134**

Sold Price

\$755,000

Sold Date

25-Apr-21

3 2 2

Distance

0.94km

RS = Recent sale

UN = Undisclosed Sale

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