

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

51/280 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

\$395,000

&

\$430,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$628,300

Property type

Unit

Suburb

Ringwood

Period-from

01 Nov 2020

to

31 Oct 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

14/74 Warrandyte Road Ringwood VIC 3134	\$400,000	02-Jun-21
106/2 Churchill Street Ringwood VIC 3134	\$402,000	29-Sep-21
209/42C Nelson Street Ringwood VIC 3134	\$420,000	08-Jun-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: 17 November 2021



**14/74 Warrandyte Road Ringwood
VIC 3134**

 2  1  1

Sold Price

\$400,000

Sold Date

02-Jun-21

Distance

0.88km



**106/2 Churchill Street Ringwood
VIC 3134**

 2  1  1

Sold Price

\$402,000

Sold Date

29-Sep-21

Distance

1.5km

All Inspections are
By Appointment only.

Please provide us your
phone number so our
agents can contact you.

**209/42C Nelson Street Ringwood
VIC 3134**

 1  1  1

Sold Price

\$420,000

Sold Date

08-Jun-21

Distance

1.62km

RS = Recent sale

UN = Undisclosed Sale

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