

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

708/233 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

\$360,000

&

\$395,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$1,040,000

\*House

\*Unit

Suburb

Ringwood

Period-from

01 Sep 2018

to

31 Aug 2019

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

207/11 Bourke Street Ringwood VIC 3134	\$380,000	13-Mar-19
315/14 Reynolds Avenue Ringwood VIC 3134	\$370,000	26-Apr-19
59/280 Maroondah Highway Ringwood VIC 3134	\$340,000	12-Mar-19

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: 10 September 2019

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**207/11 Bourke Street Ringwood VIC 3134** Sold Price **\$380,000** Sold Date **13-Mar-19**

1 1 1

Distance **0.54km**

**315/14 Reynolds Avenue Ringwood VIC 3134** Sold Price **\$370,000** Sold Date **26-Apr-19**

1 1 1

Distance **0.57km**



**59/280 Maroondah Highway Ringwood VIC 3134** Sold Price **\$340,000** Sold Date **12-Mar-19**

1 1 1

Distance **0.86km**

RS = Recent sale

UN = Undisclosed Sale

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