

# 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

2/32 Maidstone Street, Ringwood Vic 3134

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](https://consumer.vic.gov.au/underquoting)

Range between \$850,000 & \$925,000

### Median sale price

Median price \$677,500 Property Type Unit Suburb Ringwood

Period - From 01/10/2023 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	4/2 Yarmouth St RINGWOOD 3134	\$1,040,000	21/12/2023
2	3/180 Wantirna Rd RINGWOOD 3134	\$975,000	20/10/2023
3	3/77 Maidstone St RINGWOOD 3134	\$867,000	13/10/2023

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 15:25



**woodards** 

## 2/32 Maidstone Street, Ringwood

### Additional information

Council Rates: \$2122.30pa (Refer S32)  
 Water Rates: \$180pq plus usage approx. (Refer S32)  
 Owners Corp Fees: \$1606.60pa (Refer S32)  
 General Residential Zone Schedule 1  
 Significant Landscape Overlay Schedule 4  
 Land size: 160sqm approx.  
 Built: Circa 2015  
 House size: 154m2 (16.57sq including garage)  
 Hardwood timber floorboards  
 Split system units (x5)  
 Open plan living/ dining  
 Gas cooktop  
 Electric oven  
 Dishwasher  
 Ground floor main bed with BIR & ensuite  
 Two bedrooms upstairs (BIR)  
 Upstairs living area  
 Central bathroom with WI shower  
 Separate WC  
 Large low maintenance courtyard  
 Double garage (auto)  
 Gas hot water unit

### Rental Estimate

\$550pw based on current market conditions



**Julian Badenach**  
0414 609 665



**Jessica Hellmann**  
0411 034 939

### Close proximity to

#### Schools

Great Ryrie Primary- Great Ryrie St, Heathmont (1.7km)  
 Ringwood Secondary- Bedford Rd, Ringwood (2km)  
 Aquinas College- Great Ryrie St, Ringwood (1.9km)  
 Yarra Valley Grammar- Kalinda Rd, Ringwood (5.7km)

#### Shops

Eastland- Maroondah Hwy, Ringwood (1.1km)  
 Ringwood Square- Maroondah Hwy, Ringwood (1.1km)  
 Westfield Knox- Burwood Hwy, Wantirna South (1.2km)

#### Parks

Proclamation Park- Sylvia Gr, Ringwood (800m)  
 Jubilee Park & Aquanation- Greenwood Ave, Ringwood (1km)

#### Transport

Ringwood Station (1km)  
 Bus 901 Frankston to Melb Airport

#### Settlement

10% deposit, balance 30/60days

#### Chattels

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