

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

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.