

# 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 72 Maidstone Street, Ringwood, VIC, 3134

### Indicative selling price

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

Single Price \$768,000

### Median sale price

Median price \$872,000

\*House

☒

\*Unit

☐

Suburb Ringwood

Period - From 01 DEC 2017

to 30 NOV 2018

Source CoreLogic

### Comparable property sales

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
53 HEATHERDALE ROAD, RINGWOOD, VIC, 3134	\$710,000	05 OCT 2018
24 PITT STRETT, RINGWOOD, VIC, 3134	\$730,000	20 AUG 2018
8 HEATHMONT ROAD, RINGWOOD, VIC, 3134	\$736,500	17 OCT 2018