

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 2/424 Maroondah Highway, Ringwood East Vic 3135

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$660,000 & \$710,000

Median sale price

Median price \$901,000 Property Type Townhouse Suburb Ringwood East

Period - From 20/02/2023 to 19/02/2024 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 Oke St RINGWOOD EAST 3135	\$720,000	18/12/2023
2	2/14 Melton Gr CROYDON 3136	\$691,500	23/08/2023
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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: 20/02/2024 14:10



Property Type: Townhouse (Res)

Land Size: 149 sqm approx

Agent Comments

Comparable Properties



4 Oke St RINGWOOD EAST 3135 (REI)

Agent Comments



Price: \$720,000

Method: Private Sale

Date: 18/12/2023

Property Type: Townhouse (Single)



2/14 Melton Gr CROYDON 3136 (REI/VG)

Agent Comments



Price: \$691,500

Method: Sold Before Auction

Date: 23/08/2023

Property Type: Townhouse (Res)

Land Size: 159 sqm approx

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.