

# 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

7/15 New 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)

Range between \$450,000 & \$490,000

### Median sale price

Median price \$640,000 Property Type Unit Suburb Ringwood

Period - From 01/10/2023 to 30/09/2024 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	61/280 Maroondah Hwy RINGWOOD 3134	\$450,000	14/11/2024
2	15/15 New St RINGWOOD 3134	\$465,000	28/06/2024
3	39/280 Maroondah Hwy RINGWOOD 3134	\$462,500	22/06/2024

**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:

25/11/2024 10:49

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**Indicative Selling Price**

\$450,000 - \$490,000

**Median Unit Price**

Year ending September 2024: \$640,000



2   1   1

**Property Type:** Unit

Agent Comments

## Comparable Properties



**61/280 Maroondah Hwy RINGWOOD 3134 (REI)**

Agent Comments

2   1   1

**Price:** \$450,000

**Method:** Private Sale

**Date:** 14/11/2024

**Property Type:** Apartment



**15/15 New St RINGWOOD 3134 (REI/VG)**

Agent Comments

2   1   1

**Price:** \$465,000

**Method:** Private Sale

**Date:** 28/06/2024

**Property Type:** Apartment



**39/280 Maroondah Hwy RINGWOOD 3134 (REI/VG)**

Agent Comments

2   2   1

**Price:** \$462,500

**Method:** Private Sale

**Date:** 22/06/2024

**Property Type:** Apartment

Account - McGrath Blackburn | P: 03 9877 1277 | F: 03 9878 1613



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