

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

10/280 MAROONDAH HIGHWAY RINGWOOD VIC 3134

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$449,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Ringwood

Period-from

01 Apr 2023

to

31 Mar 2024

Source

Corelogic

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 6 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

45/280 MAROONDAH HIGHWAY RINGWOOD VIC 3134	\$483,000	03-Nov-23
201/7 BARDIA STREET RINGWOOD VIC 3134	\$572,000	05-Dec-23
210/1B NELSON STREET RINGWOOD VIC 3134	\$505,000	27-Feb-24

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 6 months.~~

This Statement of Information was prepared on: 03 April 2024

**45/280 MAROONDAH HIGHWAY
RINGWOOD VIC 3134**

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Sold Price

\$483,000Sold Date **03-Nov-23**Distance **0.05km****201/7 BARDIA STREET RINGWOOD
VIC 3134**

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Sold Price

\$572,000Sold Date **05-Dec-23**Distance **0.66km****210/1B NELSON STREET
RINGWOOD VIC 3134**

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Sold Price

\$505,000Sold Date **27-Feb-24**Distance **1.25km**

RS = Recent sale

UN = Undisclosed Sale

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