

## 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

8/10-12 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) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$310,000

&

\$340,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$580,000

Property type

Unit

Suburb

Ringwood

Period-from

01 Mar 2020

to

28 Feb 2021

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

410/233 Maroondah Highway Ringwood VIC 3134	\$365,000	20-Nov-20
2/12 Panel Street Mitcham VIC 3132	\$361,000	10-Dec-20
2/55A Mullum Mullum Road Ringwood VIC 3134	\$701,800	16-Oct-20

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: 10 March 2021



## 410/233 Maroondah Highway Ringwood VIC 3134

Sold Price **\$365,000** Sold Date **20-Nov-20**

1 1 1

Distance **1.09km**



## 2/12 Panel Street Mitcham VIC 3132

Sold Price **\$361,000** Sold Date **10-Dec-20**

1 1 1

Distance **1.8km**



## 2/55A Mullum Mullum Road Ringwood VIC 3134

Sold Price **\$701,800** Sold Date **16-Oct-20**

1 1 1

Distance **1.93km**

RS = Recent sale

UN = Undisclosed Sale

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