

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

7/280 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

\$429,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$620,000

Property type

Unit

Suburb

Ringwood

Period-from

01 Aug 2023

to

31 Jul 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

39/280 MAROONDAH HIGHWAY RINGWOOD VIC 3134	\$462,500	22-Jun-24
15/15 NEW STREET RINGWOOD VIC 3134	\$465,000	28-Jun-24
26/344 MAROONDAH HIGHWAY RINGWOOD VIC 3134	\$465,050	23-Apr-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: 27 August 2024



39/280 MAROONDAH HIGHWAY RINGWOOD VIC 3134

Sold Price

RS

\$462,500

Sold Date

22-Jun-24

2

2

-

Distance

0km



15/15 NEW STREET RINGWOOD VIC 3134

Sold Price

RS

\$465,000

Sold Date

28-Jun-24

2

1

1

Distance

1.74km



26/344 MAROONDAH HIGHWAY RINGWOOD VIC 3134

Sold Price

\$465,050

Sold Date

23-Apr-24

2

1

1

Distance

0.79km

RS = Recent sale

UN = Undisclosed Sale

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