

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

608/233 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

\$399,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$625,000

Property type

Unit

Suburb

Ringwood

Period-from

01 Oct 2023

to

30 Sep 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

309/42C NELSON STREET RINGWOOD VIC 3134	\$410,000	09-Jul-24
412/42C NELSON STREET RINGWOOD VIC 3134	\$400,000	19-May-24
611/42C NELSON STREET RINGWOOD VIC 3134	\$400,000	06-May-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: 22 October 2024

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**309/42C NELSON STREET
RINGWOOD VIC 3134**

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Sold Price **\$410,000** Sold Date **09-Jul-24**Distance **0.87km****412/42C NELSON STREET
RINGWOOD VIC 3134**

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Sold Price **\$400,000** Sold Date **19-May-24**Distance **0.94km****611/42C NELSON STREET
RINGWOOD VIC 3134**

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Sold Price

Sold Date **06-May-24**Distance **0.94km**

RS = Recent sale

UN = Undisclosed Sale

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