

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 509/233 Maroondah Highway, Ringwood Vic 3134

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$490,000 & \$520,000

Median sale price

Median price \$625,500 Property Type Unit Suburb Ringwood

Period - From 01/10/2024 to 31/12/2024 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	213/233 Maroondah Hwy RINGWOOD 3134	\$460,000	02/01/2025
2	711/233 Maroondah Hwy RINGWOOD 3134	\$520,000	30/11/2024
3			

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: 02/02/2025 20:32

509/233 Maroondah Highway, Ringwood Vic 3134



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Property Type: Apartment

Agent Comments

Indicative Selling Price

\$490,000 - \$520,000

Median Unit Price

December quarter 2024: \$625,500

Comparable Properties



213/233 Maroondah Hwy RINGWOOD 3134 (REI)

Agent Comments

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Price: \$460,000

Method: Private Sale

Date: 02/01/2025

Property Type: Apartment



711/233 Maroondah Hwy RINGWOOD 3134 (REI/VG)

Agent Comments

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Price: \$520,000

Method: Private Sale

Date: 30/11/2024

Property Type: Apartment

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.

Account - Ray White Glen Waverley | P: 03 9574 9555 | F: 03 9574 9299



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