

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

2/2 Churchill Street, Ringwood Vic 3134

Indicative selling price

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

Range between

\$365,000

&

\$385,000

Median sale price

Median price

\$610,300

Property Type

Unit

Suburb

Ringwood

Period - From

01/04/2024

to

31/03/2025

Source

Property Data

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	608/233 Maroondah Hwy RINGWOOD 3134	\$375,000	13/03/2025
2	4/37 Nelson St RINGWOOD 3134	\$361,000	11/03/2025
3	301/92 Maroondah Hwy RINGWOOD 3134	\$375,000	18/12/2024

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:

01/04/2025 16:55



Property Type:
Agent Comments

Indicative Selling Price
\$365,000 - \$385,000
Median Unit Price
01/04/2024 - 31/03/2025: \$610,300

Comparable Properties



608/233 Maroondah Hwy RINGWOOD 3134 (REI) Agent Comments



Price: \$375,000
Method: Private Sale
Date: 13/03/2025
Property Type: Apartment



4/37 Nelson St RINGWOOD 3134 (REI) Agent Comments



Price: \$361,000
Method: Private Sale
Date: 11/03/2025
Property Type: Apartment



301/92 Maroondah Hwy RINGWOOD 3134 (REI/VG) Agent Comments



Price: \$375,000
Method: Private Sale
Date: 18/12/2024
Property Type: Apartment

Account - Barry Plant | P: 03 9735 3300



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