

## 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](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

\$389,000

or range  
between

&

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$640,000

Property type

Unit

Suburb

Ringwood

Period-from

01 Feb 2024

to

31 Jan 2025

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

|  |           |           |
|--|-----------|-----------|
| 301/92 MAROONDAH HIGHWAY RINGWOOD VIC 3134 | \$375,000 | 15-Dec-24 |
| 108/5 BROWNS AVENUE RINGWOOD VIC 3134      | \$400,000 | 15-Nov-24 |
| 512/42C NELSON STREET RINGWOOD VIC 3134    | \$400,000 | 21-Nov-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: 12 February 2025

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**301/92 MAROONDAH HIGHWAY  
RINGWOOD VIC 3134**
 1  1  1

Sold Price

**\$375,000**

Sold Date

**15-Dec-24**

Distance

**0.62km**

**108/5 BROWNS AVENUE  
RINGWOOD VIC 3134**
 1  1  1

Sold Price

<sup>RS</sup> **\$400,000** <sup>UN</sup>

Sold Date

**15-Nov-24**

Distance

**0.7km**

**512/42C NELSON STREET  
RINGWOOD VIC 3134**
 1  1  1

Sold Price

**\$400,000**

Sold Date

**21-Nov-24**

Distance

**0.94km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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