### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

Proper <sup>a</sup>	ty o	ffered	for	sale
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Address	8/344 Maroondah Highway, Ringwood Vic 3134
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$400,000	&	\$435,000
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#### Median sale price

Median price	\$560,000	Pro	perty Type Ur	it		Suburb	Ringwood
Period - From	01/01/2025	to	31/03/2025	So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

#### Address of comparable property

Au	areas or comparable property	1 1100	Date of Sale
1	41/280 Maroondah Hwy RINGWOOD 3134	\$440,000	03/04/2025
2	31/280 Maroondah Hwy RINGWOOD 3134	\$405,000	18/02/2025
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:	20/05/2025 10:42



Date of sale







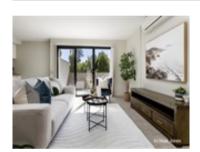
Property Type: Townhouse

(Single)

**Agent Comments** 

**Indicative Selling Price** \$400,000 - \$435,000 **Median Unit Price** March quarter 2025: \$560,000

## Comparable Properties



41/280 Maroondah Hwy RINGWOOD 3134 (REI/VG)

2

**Agent Comments** 

Price: \$440,000 Method: Private Sale Date: 03/04/2025

Property Type: Apartment



31/280 Maroondah Hwy RINGWOOD 3134 (REI/VG)

2





Agent Comments

Price: \$405,000 Method: Private Sale Date: 18/02/2025

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** - Woodards | P: 0390563899



