

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

207/233 Maroondah Highway, Ringwood Vic 3134

Indicative selling price

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

Range between \$440,000 & \$460,000

Median sale price

Median price \$600,000 Property Type Unit Suburb Ringwood

Period - From 16/11/2020 to 15/11/2021 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	301/233 Maroondah Hwy RINGWOOD 3134	\$463,000	13/09/2021
2	605/233 Maroondah Hwy RINGWOOD 3134	\$460,000	02/07/2021
3	413/233 Maroondah Hwy RINGWOOD 3134	\$440,000	17/06/2021

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: 16/11/2021 09:38



Property Type: Apartment
Agent Comments

Indicative Selling Price
\$440,000 - \$460,000
Median Unit Price
16/11/2020 - 15/11/2021: \$600,000

Comparable Properties



301/233 Maroondah Hwy RINGWOOD 3134 (REI/VG) **Agent Comments**



Price: \$463,000
Method: Private Sale
Date: 13/09/2021
Property Type: Apartment

605/233 Maroondah Hwy RINGWOOD 3134 (VG) **Agent Comments**



Price: \$460,000
Method: Sale
Date: 02/07/2021
Property Type: Strata Unit/Flat

413/233 Maroondah Hwy RINGWOOD 3134 (REI/VG) **Agent Comments**



Price: \$440,000
Method: Private Sale
Date: 17/06/2021
Property Type: Apartment