

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 413/233 Maroondah Highway, Ringwood Vic 3134

Indicative selling price

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

Range between \$450,000 & \$480,000

Median sale price

Median price \$658,000 Property Type Unit Suburb Ringwood

Period - From 01/01/2021 to 31/03/2021 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	804/233 Maroondah Hwy RINGWOOD 3134	\$475,000	13/11/2020
2	711/233 Maroondah Hwy RINGWOOD 3134	\$466,000	20/12/2020
3	611/233 Maroondah Hwy RINGWOOD 3134	\$465,000	12/11/2020

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: 16/04/2021 10:58



Property Type: Apartment
Agent Comments

Indicative Selling Price
\$450,000 - \$480,000
Median Unit Price
March quarter 2021: \$658,000

Comparable Properties

804/233 Maroondah Hwy RINGWOOD 3134 (VG) Agent Comments



Price: \$475,000
Method: Sale
Date: 13/11/2020
Property Type: Strata Unit/Flat

711/233 Maroondah Hwy RINGWOOD 3134 (VG) Agent Comments



Price: \$466,000
Method: Sale
Date: 20/12/2020
Property Type: Strata Unit/Flat

611/233 Maroondah Hwy RINGWOOD 3134 (VG) Agent Comments



Price: \$465,000
Method: Sale
Date: 12/11/2020
Property Type: Strata Unit/Flat

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

805/233 Maroondah Highway, Ringwood Vic 3134

Indicative selling price

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

Range between \$460,000 & \$480,000

Median sale price

Median price \$610,000 Property Type Unit Suburb Ringwood

Period - From 01/10/2020 to 31/12/2020 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	804/233 Maroondah Hwy RINGWOOD 3134	\$475,000	13/11/2020
2	711/233 Maroondah Hwy RINGWOOD 3134	\$466,000	20/12/2020
3	611/233 Maroondah Hwy RINGWOOD 3134	\$465,000	12/11/2020

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:

12/03/2021 09:49



Property Type: Apartment
Agent Comments

Indicative Selling Price
\$460,000 - \$480,000
Median Unit Price
December quarter 2020: \$610,000

Comparable Properties

804/233 Maroondah Hwy RINGWOOD 3134 (VG) Agent Comments



Price: \$475,000
Method: Sale
Date: 13/11/2020
Property Type: Strata Unit/Flat

711/233 Maroondah Hwy RINGWOOD 3134 (VG) Agent Comments



Price: \$466,000
Method: Sale
Date: 20/12/2020
Property Type: Strata Unit/Flat

611/233 Maroondah Hwy RINGWOOD 3134 (VG) Agent Comments



Price: \$465,000
Method: Sale
Date: 12/11/2020
Property Type: Strata Unit/Flat