

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 (*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

^{RS} **\$400,000** ^{UN}

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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