

# 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 601/233 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)

Range between \$450,000 & \$470,000

### 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	611/233 Maroondah Hwy RINGWOOD 3134	\$465,000	12/11/2020
3	414/233 Maroondah Hwy RINGWOOD 3134	\$460,000	20/10/2020

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: 03/03/2021 11:25

2 2 1

**Property Type:** Apartment

Agent Comments

**Indicative Selling Price**

\$450,000 - \$470,000

**Median Unit Price**

December quarter 2020: \$610,000

## Comparable Properties

804/233 Maroondah Hwy RINGWOOD 3134 (VG)

Agent Comments

2 - -

**Price:** \$475,000

**Method:** Sale

**Date:** 13/11/2020

**Property Type:** Strata Unit/Flat

611/233 Maroondah Hwy RINGWOOD 3134 (VG)

Agent Comments

2 - -

**Price:** \$465,000

**Method:** Sale

**Date:** 12/11/2020

**Property Type:** Strata Unit/Flat

414/233 Maroondah Hwy RINGWOOD 3134 (REI/VG)

Agent Comments

2 2 1

**Price:** \$460,000

**Method:** Private Sale

**Date:** 20/10/2020

**Property Type:** Apartment