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	3/75 Maidstone Street 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	$709,950	~~or range between~~		&

Median sale price

(*Delete house or unit as applicable)

Median Price	$603,600	Property type	Unit	Suburb	Ringwood
Period-from	01 Apr 2020	to	31 Mar 2021	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
2/110A Heatherdale Road Mitcham VIC 3132	$690,000	13-Dec-20
28 Skyline Place Heathmont VIC 3135	$690,000	28-Jan-21
2/1 Purches Street Mitcham VIC 3132	$730,000	28-Nov-20

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: 19 April 2021

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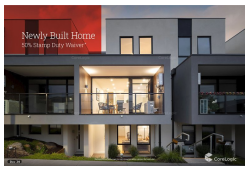
2/110A Heatherdale Road Mitcham VIC 3132

2 1 1

Sold Price **$690,000** Sold Date **13-Dec-20**

Distance **1.15km**



28 Skyline Place Heathmont VIC 3135

2 2 1

Sold Price Sold Date **28-Jan-21**

Distance **1.28km**



2/1 Purches Street Mitcham VIC 3132

2 1 2

Sold Price **$730,000** Sold Date **28-Nov-20**

Distance **1.95km**

RS = Recent sale **UN** = Undisclosed Sale

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