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	511/92 Maroondah Highway, Ringwood Vic 3134

Indicative selling price

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

Single price: $575,000

Median sale price

Median price: $645,000 Property Type: Unit Suburb: Ringwood

Period - From: 01/07/2023 to: 30/09/2023 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	404/8 Bond St RINGWOOD 3134	$570,200	18/07/2023
2	305/8 Bond St RINGWOOD 3134	$570,000	29/07/2023
3	302/21 Bourke St RINGWOOD 3134	$570,000	18/07/2023

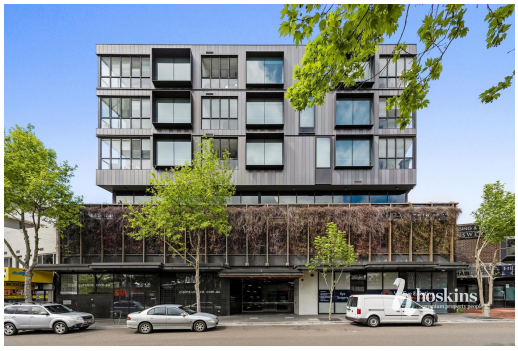
OR

~~**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: 31/10/2023 08:38

511/92 Maroondah Highway, Ringwood Vic 3134

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2 2 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$575,000
Median Unit Price
September quarter 2023: $645,000

Comparable Properties



404/8 Bond St RINGWOOD 3134 (REI/VG)

2 2 1

Price: $570,200
Method: Private Sale
Date: 18/07/2023
Property Type: Apartment

Agent Comments



305/8 Bond St RINGWOOD 3134 (VG)

2 - -

Price: $570,000
Method: Sale
Date: 29/07/2023
Property Type: Strata Unit/Flat

Agent Comments



302/21 Bourke St RINGWOOD 3134 (REI/VG)

2 2 1

Price: $570,000
Method: Private Sale
Date: 18/07/2023
Property Type: Apartment

Agent Comments

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