

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	408 Maroondah Highway, Ringwood Vic 3134
Including suburb and	
postcode	

Indicative selling price

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

Median sale price

Median price	\$865,000	Hou	ise X	Unit		Suburb	Ringwood
Period - From	01/04/2018	to	30/06/2018		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.

Add	dress of comparable property	Price	Date of sale
1	541 Maroondah Hwy RINGWOOD 3134	\$754,000	28/04/2018
2	559 Maroondah Hwy CROYDON 3136	\$740,000	26/06/2018
3	343 Maroondah Hwy RINGWOOD 3134	\$725,000	13/07/2018

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.











Rooms:

Property Type: House

Land Size: 641.381 sqm approx

Agent Comments

Indicative Selling Price \$750,000 **Median House Price** June quarter 2018: \$865,000

Comparable Properties



541 Maroondah Hwy RINGWOOD 3134 (VG)



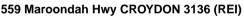


Price: \$754,000 Method: Sale Date: 28/04/2018

Rooms: -

Property Type: House (Res) Land Size: 652 sqm approx

Agent Comments









Price: \$740.000 Method: Private Sale Date: 26/06/2018 Rooms: 4

Property Type: House (Res) Land Size: 779 sqm approx

Agent Comments



343 Maroondah Hwy RINGWOOD 3134 (REI)





Price: \$725,000 Method: Private Sale Date: 13/07/2018

Rooms: 6

Property Type: House Land Size: 738 sqm approx **Agent Comments**

Account - Barry Plant | P: 03 9722 7166 | F: 03 9722 7008





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