

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

408 Maroondah Highway, Ringwood Vic 3134

Indicative selling price

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

Single price \$750,000

Median sale price

Median price \$865,000

House

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.

	Address 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.



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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) **Agent Comments**

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Price: \$754,000
Method: Sale
Date: 28/04/2018
Rooms: -
Property Type: House (Res)
Land Size: 652 sqm approx



559 Maroondah Hwy CROYDON 3136 (REI) **Agent Comments**

3 1 2

Price: \$740,000
Method: Private Sale
Date: 26/06/2018
Rooms: 4
Property Type: House (Res)
Land Size: 779 sqm approx



343 Maroondah Hwy RINGWOOD 3134 (REI) **Agent Comments**

4 1 4

Price: \$725,000
Method: Private Sale
Date: 13/07/2018
Rooms: 6
Property Type: House
Land Size: 738 sqm approx