

STATEMENT OF INFORMATION

FOR SINGLE RESIDENTIAL PROPERTY LOCATED WITHIN OR
OUTSIDE THE MELBOURNE METROPOLITAN AREA

Sections 47AF of the Estate Agents Act 1980

PROPERTY OFFERED FOR SALE

7 Samuel Street, Ringwood, VIC 3134

INDICATIVE SELLING PRICE

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

Single Price \$669,950

MEDIAN SALE PRICE

Median price \$870,000 | House | Ringwood (3134)

Period - From 1 January 2018 to 31 December 2018 | Source - REIV - PDOL

COMPARABLE PROPERTY SALES

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 |
|---|-----------|--------------|
| 2/11 EASTFIELD ROAD, RINGWOOD EAST VIC 3135 | \$665,000 | 08/09/2018 |
| 3/377 MAROONDAH HIGHWAY, RINGWOOD VIC 3134 | \$650,000 | 17/01/2019 |
| 2 WATTLE AVENUE, RINGWOOD VIC 3134 | \$645,000 | 23/01/2019 |