

## 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

4 Surrey Street Ringwood VIC 3134

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$980,000

&

\$1,070,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$775,000

Property type

House

Suburb

Ringwood

Period-from

01 Nov 2018

to

31 Oct 2019

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

83 Wantirna Road Ringwood VIC 3134	\$991,500	09-Nov-19
11 Maidstone Street Ringwood VIC 3134	\$980,000	27-May-19

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: 16 November 2019



**83 Wantirna Road Ringwood VIC 3134**

Sold Price

<sup>RS</sup> **\$991,500** <sup>UN</sup>

Sold Date **09-Nov-19**

 3  1  1

Distance **0.15km**



**11 Maidstone Street Ringwood VIC 3134**

Sold Price

**\$980,000**

Sold Date **27-May-19**

 3  1  2

Distance **0.19km**

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

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