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**STATEMENT OF INFORMATION****Single residential property located  
in the Melbourne metropolitan area.**

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Sections 47AF of the *Estate Agents Act 1980*

**Property offered for sale**

Address  
Including suburb and  
postcode

2/2 Lavender Street, Ringwood.
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**Indicative selling price**

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between	\$750,000	&	\$825,000
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**Median sale price**

Median price	\$845,000	House	<input checked="" type="checkbox"/>	Unit	<input type="checkbox"/>	Suburb	Ringwood
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Period - From	1 January 2017	to	31 March 2017	Source	REIV propertydata.com.au
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**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
1. 1d Knaith Road, Ringwood East	\$766,500	25/02/2017
2. 1/4 Harrison Street, Ringwood	\$780,000	10/12/2016
3. 1/33 Cuthbert Street, Heathmont	\$800,000	16/11/2016

Property data source: REIV propertydata.com.au. Generated on 08 May 2017.

## Additional information about comparable sales.



**Ringwood East** 1d Knaith Road

**3 BED 2 BATH 2 CAR**

**METHOD** Auction  
**TYPE** House  
**LAND** 212m2



**Ringwood** 1/4 Harrison Street

**3 BED 2 BATH 2 CAR**

**METHOD** Auction  
**TYPE** Townhouse  
**LAND** 369m2



**Heathmont** 1/33 Cuthbert Street

**3 BED 2 BATH 2 CAR**

**METHOD** Private Sale  
**TYPE** Unit

Property data source: REIV propertydata.com.au. Generated on 08 May 2017.