

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address 4 Samuel Street, Ringwood 3134

### Indicative selling price

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

Range \$590,000 - \$640,000  
Between

### Median sale price

Median price \$880,000      House      Suburb RINGWOOD

Period - From 1/10/2018      to 31/12/2018      Source REIV

### 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 – 1A Kemps Street, Ringwood East	\$588,000	27 Oct 2018
2 – 58 Sunbeam Avenue, Ringwood East	\$600,000	22 Nov 2018
3 – 2/7 Pearwood Street, Ringwood	\$620,000	8 Sep 2018