

## 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  
Including suburb and  
postcode 40 Great Ryrie Street, Ringwood. Victoria. 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 \$670,000 & \$720,000

#### Median sale price

(\*Delete house or unit as applicable)

Median price \$812,750 \*House  \*Unit  Suburb Ringwood  
Period - From Aug 2016 to Jul 2017 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 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: 26 Andrew Street, Ringwood	\$675,000	25-Feb-17
2: 31 Maidstone Street, Ringwood	\$685,000	26-May-17
3: 34 Great Ryrie Street, Ringwood	\$720,000	27-Feb-17