
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

4/39 Thomas Street, Ringwood, Vic 3134
--

Indicative selling price

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

Range between

\$530,000	&	\$583,000
-----------	---	-----------

Median sale price

Median price

\$598,550	House	<input type="checkbox"/>	Unit	<input checked="" type="checkbox"/>	Suburb	Ringwood
-----------	-------	--------------------------	------	-------------------------------------	--------	----------

Period - From

01/04/2017	to	30/06/2017	Source	REIV propertydata.com.au
------------	----	------------	--------	--------------------------

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
3/1 Mines Road, Ringwood East 3135	\$560,000	01/07/2017
3/13 Nelson Street, Ringwood 3134	\$560,000	03/07/2017
3/5-7 Barkly Street, Ringwood 3134	\$543,000	08/04/2017

Property data source: REIV propertydata.com.au. Generated on 18 July 2017.

Additional information about comparable sales.



Ringwood East 3/1 Mines Road **2 BED 1 BATH 2 CAR 3 ROOMS**

METHOD Auction
TYPE Unit
LAND 217m2



Ringwood 3/13 Nelson Street **2 BED 1 BATH 1 CAR 3 ROOMS**

METHOD Private Sale
TYPE Unit
LAND 128m2



Ringwood 3/5-7 Barkly Street **2 BED 1 BATH 1 CAR 3 ROOMS**

METHOD Auction
TYPE Unit