

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

10 Kendall Street, Ringwood Vic 3134

Indicative selling price

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

Range between \$850,000 & \$935,000

Median sale price

Median price \$997,000 Property Type House Suburb Ringwood

Period - From 01/04/2023 to 31/03/2024 Source REIV

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	9 Illoura Av RINGWOOD EAST 3135	\$950,000	01/02/2024
2	23 Great Ryrie St RINGWOOD 3134	\$925,000	22/02/2024
3	25a Mullum Mullum Rd RINGWOOD 3134	\$850,000	03/02/2024

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 six months.~~

This Statement of Information was prepared on:

05/07/2024 12:47



Property Type: House (Previously

Occupied - Detached)

Land Size: 587 sqm approx

Agent Comments

Comparable Properties



9 Illoura Av RINGWOOD EAST 3135 (REI/VG)

Agent Comments



Price: \$950,000

Method: Private Sale

Date: 01/02/2024

Property Type: House

Land Size: 680 sqm approx



23 Great Ryrie St RINGWOOD 3134 (REI)

Agent Comments



Price: \$925,000

Method: Private Sale

Date: 22/02/2024

Property Type: House

Land Size: 836 sqm approx



25a Mullum Mullum Rd RINGWOOD 3134 (REI/VG)

Agent Comments



Price: \$850,000

Method: Auction Sale

Date: 03/02/2024

Property Type: House

Land Size: 831 sqm approx