

# 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

22 Kandra Street, Ringwood East Vic 3135

### Indicative selling price

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

Range between \$1,100,000 & \$1,200,000

### Median sale price

Median price \$980,000 Property Type House Suburb Ringwood East

Period - From 01/04/2023 to 30/06/2023 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	8 Cleland St RINGWOOD EAST 3135	\$1,175,000	16/09/2023
2	4 Braewood Av RINGWOOD EAST 3135	\$1,140,000	13/05/2023
3			

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:

25/09/2023 11:16



 5  2  2

**Property Type:** House

**Land Size:** 1000 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,100,000 - \$1,200,000

**Median House Price**

June quarter 2023: \$980,000

## Comparable Properties



**8 Cleland St RINGWOOD EAST 3135 (REI)**

Agent Comments

 4  2  2

**Price:** \$1,175,000

**Method:** Auction Sale

**Date:** 16/09/2023

**Property Type:** House (Res)

**Land Size:** 754 sqm approx



**4 Braewood Av RINGWOOD EAST 3135 (REI/VG)**

Agent Comments

 4  2  2

**Price:** \$1,140,000

**Method:** Auction Sale

**Date:** 13/05/2023

**Property Type:** House (Res)

**Land Size:** 824 sqm approx

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.