

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

26 Kendall Street, Ringwood Vic 3134

Indicative selling price

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

Range between \$1,000,000 & \$1,050,000

Median sale price

Median price \$995,000 Property Type House Suburb Ringwood

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	71 Loughnan Rd RINGWOOD 3134	\$1,045,000	29/03/2023
2	37 Alexandra Rd RINGWOOD EAST 3135	\$1,019,950	19/06/2023
3	16 Gabriella Ct RINGWOOD NORTH 3134	\$950,000	18/06/2023

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:

04/10/2023 15:23



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Property Type: House
Land Size: 591 sqm approx
Agent Comments

Indicative Selling Price
\$1,000,000 - \$1,050,000
Median House Price
June quarter 2023: \$995,000

Comparable Properties



71 Loughnan Rd RINGWOOD 3134 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,045,000
Method: Private Sale
Date: 29/03/2023
Property Type: House
Land Size: 669 sqm approx



37 Alexandra Rd RINGWOOD EAST 3135 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,019,950
Method: Private Sale
Date: 19/06/2023
Property Type: House
Land Size: 704 sqm approx



16 Gabriella Ct RINGWOOD NORTH 3134 (VG)

Agent Comments

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Price: \$950,000
Method: Sale
Date: 18/06/2023
Property Type: House (Res)
Land Size: 557 sqm approx

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