Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

52 Kemps Street, Ringwood East Vic 3135

Indicative selling price

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

Median sale price

Median price	\$1,135,000	Pro	perty Type	House		Suburb	Ringwood East
Period - From	01/01/2024	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.

Ad	dress of comparable property	Price	Date of sale
1	8 Adele Ct RINGWOOD 3134	\$895,000	26/02/2024
2	24 Kalinda Rd CROYDON 3136	\$875,000	09/02/2024
3	19 Clegg Av CROYDON 3136	\$861,000	13/02/2024

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:	19/04/2024 10:36











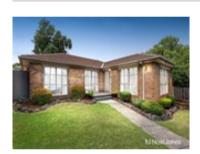


Property Type: House Land Size: 671 sqm approx

Agent Comments Recently renovated

Indicative Selling Price \$830,000 - \$880,000 **Median House Price** March quarter 2024: \$1,135,000

Comparable Properties



8 Adele Ct RINGWOOD 3134 (REI)

-- 3





Agent Comments Ringwood address

Price: \$895,000 Method: Private Sale Date: 26/02/2024 Property Type: House Land Size: 677 sqm approx



24 Kalinda Rd CROYDON 3136 (REI)





Price: \$875,000 Method: Private Sale Date: 09/02/2024 Property Type: House Land Size: 751 sqm approx Agent Comments



19 Clegg Av CROYDON 3136 (REI)





Price: \$861.000 Method: Private Sale Date: 13/02/2024 Property Type: House Land Size: 403 sqm approx Agent Comments

Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192



