

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 52 Kemps Street, Ringwood East Vic 3135

Indicative selling price

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

Range between \$830,000 & \$880,000

Median sale price

Median price \$1,135,000 Property 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.

	Address 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



 3  1  2

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  1  2

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

Agent Comments
Ringwood address



24 Kalinda Rd CROYDON 3136 (REI)

 3  1  2

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)

 3  1  2

Price: \$861,000
Method: Private Sale
Date: 13/02/2024
Property Type: House
Land Size: 403 sqm approx

Agent Comments

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