

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

14 Keith Grove, Ringwood Vic 3134

Indicative selling price

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

Range between \$880,000 & \$968,000

Median sale price

Median price \$1,080,000 Property Type House Suburb Ringwood

Period - From 10/07/2021 to 09/07/2022 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.

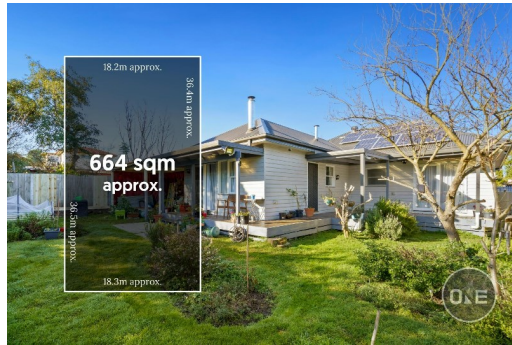
	Address of comparable property	Price	Date of sale
1	28 Henry St RINGWOOD 3134	\$1,000,000	17/03/2022
2	14 Inez Av RINGWOOD 3134	\$1,000,000	15/02/2022
3	80 Maidstone St RINGWOOD 3134	\$880,000	23/04/2022

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:

10/07/2022 15:00



3 2 2

Property Type: House (Res)

Land Size: 664 sqm approx

Agent Comments

Indicative Selling Price

\$880,000 - \$968,000

Median House Price

10/07/2021 - 09/07/2022: \$1,080,000

Comparable Properties



28 Henry St RINGWOOD 3134 (REI/VG)

Agent Comments

3 2 2

Price: \$1,000,000

Method: Auction Sale

Date: 17/03/2022

Property Type: House (Res)

Land Size: 628 sqm approx



14 Inez Av RINGWOOD 3134 (REI/VG)

Agent Comments

3 1 2

Price: \$1,000,000

Method: Private Sale

Date: 15/02/2022

Property Type: House

Land Size: 668 sqm approx



80 Maidstone St RINGWOOD 3134 (REI/VG)

Agent Comments

3 1 2

Price: \$880,000

Method: Auction Sale

Date: 23/04/2022

Property Type: House (Res)

Land Size: 583 sqm approx