

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

91 Kalinda Road, Ringwood Vic 3134

Indicative selling price

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

Range between \$1,150,000

&

\$1,250,000

Median sale price

Median price \$1,040,000

Property Type House

Suburb Ringwood

Period - From 01/04/2021

to

30/06/2021

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	27 Major St RINGWOOD 3134	\$1,320,000	05/06/2021
2	22 Mundara Dr RINGWOOD 3134	\$1,295,000	30/06/2021
3	12 Ripley Ct RINGWOOD 3134	\$1,060,000	28/09/2021

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:

30/09/2021 21:46



 4  2  4

Property Type: House
Land Size: 801 sqm approx
Agent Comments

Comparable Properties



27 Major St RINGWOOD 3134 (REI/VG)

Agent Comments

 4  2  2

Price: \$1,320,000
Method: Auction Sale
Date: 05/06/2021
Property Type: House (Res)
Land Size: 705 sqm approx



22 Mundara Dr RINGWOOD 3134 (REI)

Agent Comments

 4  2  3

Price: \$1,295,000
Method: Sold Before Auction
Date: 30/06/2021
Property Type: House (Res)
Land Size: 788 sqm approx



12 Ripley Ct RINGWOOD 3134 (REI)

Agent Comments

 4  2  1

Price: \$1,060,000
Method: Auction Sale
Date: 28/09/2021
Property Type: House
Land Size: 652 sqm approx