

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

5/9-13 Kennedy Avenue, Ringwood Vic 3134

Indicative selling price

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

Range between

\$595,000

&

\$645,000

Median sale price

Median price

\$572,750

Property Type

Unit

Suburb

Ringwood

Period - From

01/04/2020

to

30/06/2020

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.

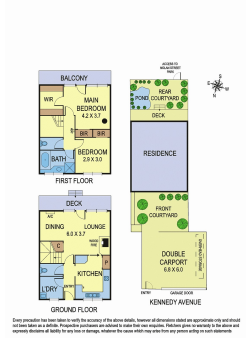
	Address of comparable property	Price	Date of sale
1	2/22 Oliver St RINGWOOD 3134	\$669,500	14/03/2020
2	8/54-56 Bond St RINGWOOD 3134	\$655,000	20/06/2020
3	2/12 Sherwood Av RINGWOOD EAST 3135	\$626,000	21/03/2020

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:

11/08/2020 12:33



 2  1  2

Property Type: Townhouse
(Single)

Agent Comments

Indicative Selling Price

\$595,000 - \$645,000

Median Unit Price

June quarter 2020: \$572,750

Comparable Properties



2/22 Oliver St RINGWOOD 3134 (REI/VG)

Agent Comments

 2  1  1

Price: \$669,500

Method: Auction Sale

Date: 14/03/2020

Property Type: Townhouse (Res)

Land Size: 186 sqm approx



8/54-56 Bond St RINGWOOD 3134 (REI/VG)

Agent Comments

 3  1  1

Price: \$655,000

Method: Auction Sale

Date: 20/06/2020

Rooms: 4

Property Type: Townhouse (Res)

Land Size: 109 sqm approx



2/12 Sherwood Av RINGWOOD EAST 3135 (REI)

Agent Comments

 2  1  1

Price: \$626,000

Method: Private Sale

Date: 21/03/2020

Property Type: Townhouse (Single)