

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 2/27 Kemps Street, Ringwood East Vic 3135

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single price \$ or range between 690,000 & 750,000

### Median sale price

(\*Delete house or unit as applicable)

Median price 595,000 \*House \*Unit X Suburb Ringwood East  
Period - From 1/4/2018 to 31/3/2019 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
2/20 Carcoola Road, Ringwood East 3135	\$750,000	25/3/2019
3/17 Mullum Mullum Road, Ringwood 3134	\$716,000	25/5/2019
4/14 Ross Road, Croydon Vic 3136	\$690,000	15/3/2019

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.~~