

# 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

3 and 4/26 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)

Range between \$640,000 & \$700,000

### Median sale price

Median price \$685,000 Property Type Unit Suburb Ringwood East

Period - From 01/07/2019 to 30/09/2019 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
1	2/26 Kemps St, Ringwood East, Vic 3135, Australia	\$680,000	02/10/2019
2	1/26 Kemps St, Ringwood East, Vic 3135, Australia	\$700,000	23/11/2019
3	12a Merrilong St RINGWOOD EAST 3135	\$642,000	14/08/2019

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.~~

This Statement of Information was prepared on:

25/11/2019 16:05

3 and 4/26 Kemps Street, Ringwood East Vic 3135



**PhilipWebb**

Simon Bismark

03 8870 2847

0415 556 186

sbismark@philipwebb.com.au

**Indicative Selling Price**

\$640,000 - \$700,000

**Median Unit Price**

September quarter 2019: \$685,000



**Property Type:**

Agent Comments

## Comparable Properties

**2/26 Kemps St, Ringwood East, Vic 3135, Australia (REI)**

Agent Comments



**Price:** \$680,000

**Method:**

**Date:** 02/10/2019

**Property Type:** Unit

**1/26 Kemps St, Ringwood East, Vic 3135, Australia (REI)**

Agent Comments



**Price:** \$700,000

**Method:**

**Date:** 23/11/2019

**Property Type:** Unit



**12a Merrilong St RINGWOOD EAST 3135 (REI/VG)**

Agent Comments



**Price:** \$642,000

**Method:** Sold Before Auction

**Date:** 14/08/2019

**Rooms:** 3

**Property Type:** Unit

**Land Size:** 240 sqm approx

Account - Philip Webb



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.