

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

1/3 Kennedy Avenue, Ringwood Vic 3134

Indicative selling price

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

Range between \$950,000

&

\$1,045,000

Median sale price

Median price \$658,000

Property Type Unit

Suburb Ringwood

Period - From 01/01/2021

to 31/03/2021

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	14A Greenwood Av RINGWOOD 3134	\$1,038,000	27/02/2021
2	15A Loughnan Rd RINGWOOD 3134	\$983,000	03/04/2021
3	8 Hill St RINGWOOD EAST 3135	\$952,000	19/01/2021

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:

11/05/2021 20:02



Property Type:
Agent Comments

Indicative Selling Price
\$950,000 - \$1,045,000
Median Unit Price
March quarter 2021: \$658,000

Brand new 4 bed 3 bath townhouse. Just 3 on the block. Very few comparables.

Comparable Properties



14A Greenwood Av RINGWOOD 3134 (REI)

Agent Comments



Price: \$1,038,000
Method: Auction Sale
Date: 27/02/2021
Property Type: Townhouse (Res)
Land Size: 276 sqm approx



15A Loughnan Rd RINGWOOD 3134 (REI)

Agent Comments



Price: \$983,000
Method: Private Sale
Date: 03/04/2021
Property Type: Townhouse (Single)



8 Hill St RINGWOOD EAST 3135 (REI/VG)

Agent Comments



Price: \$952,000
Method: Private Sale
Date: 19/01/2021
Rooms: 5
Property Type: Townhouse (Res)
Land Size: 283 sqm approx