

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

33 Kendall Street, Ringwood Vic 3134

Indicative selling price

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

Range between \$1,000,000

&

\$1,050,000

Median sale price

Median price \$990,900

Property Type House

Suburb Ringwood

Period - From 01/07/2022

to

30/06/2023

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	5 Surrey St RINGWOOD 3134	\$1,035,000	26/08/2023
2	11 Woodlands Rd HEATHMONT 3135	\$1,030,000	24/06/2023
3	8a Tudor Ct HEATHMONT 3135	\$1,000,000	21/06/2023

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:

07/10/2023 18:50



3
 1
 1

Property Type: House
Land Size: 539 sqm approx
Agent Comments

Indicative Selling Price
 \$1,000,000 - \$1,050,000
Median House Price
 Year ending June 2023: \$990,900

Comparable Properties



5 Surrey St RINGWOOD 3134 (REI)

Agent Comments

3
 2
 2

Price: \$1,035,000
Method: Auction Sale
Date: 26/08/2023
Property Type: House (Res)
Land Size: 698 sqm approx



11 Woodlands Rd HEATHMONT 3135 (REI/VG) **Agent Comments**

3
 2
 2

Price: \$1,030,000
Method: Auction Sale
Date: 24/06/2023
Property Type: House (Res)
Land Size: 548 sqm approx



8a Tudor Ct HEATHMONT 3135 (REI/VG)

Agent Comments

3
 1
 3

Price: \$1,000,000
Method: Sold Before Auction
Date: 21/06/2023
Property Type: House (Res)
Land Size: 633 sqm approx