

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 30 Kendall Street, Ringwood Vic 3134

Indicative selling price

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

Range between \$870,000 & \$950,000

Median sale price

Median price \$1,020,000 Property Type House Suburb Ringwood

Period - From 01/01/2024 to 31/12/2024 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	7 Kendall St RINGWOOD 3134	\$980,000	13/12/2024
2	16 Henry St RINGWOOD 3134	\$940,000	14/09/2024
3	4 Tagell Rd HEATHMONT 3135	\$950,000	14/09/2024

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.~~

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Indicative Selling Price

\$870,000 - \$950,000

Median House Price

Year ending December 2024: \$1,020,000



Property Type: House (Res)

Land Size: 587 sqm approx

Agent Comments

Comparable Properties



7 Kendall St RINGWOOD 3134 (REI)

Agent Comments



Price: \$980,000

Method: Private Sale

Date: 13/12/2024

Property Type: House



16 Henry St RINGWOOD 3134 (REI/VG)

Agent Comments



Price: \$940,000

Method: Auction Sale

Date: 14/09/2024

Property Type: House (Res)

Land Size: 604 sqm approx



4 Tagell Rd HEATHMONT 3135 (REI/VG)

Agent Comments



Price: \$950,000

Method: Auction Sale

Date: 14/09/2024

Property Type: House (Res)

Land Size: 729 sqm approx

Account - McGrath Blackburn | P: 03 9877 1277 | F: 03 9878 1613



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