

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

52 Kemps Street, Ringwood East Vic 3135

Indicative selling price

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

Single price

\$890,000

Median sale price

Median price

\$1,135,000

Property Type

House

Suburb

Ringwood East

Period - From

01/01/2024

to

31/03/2024

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	4 Ian Av RINGWOOD EAST 3135	\$950,000	10/02/2024
2	24 Kalinda Rd CROYDON 3136	\$875,000	09/02/2024
3	19 Old Lilydale Rd RINGWOOD EAST 3135	\$870,000	12/04/2024

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.~~

This Statement of Information was prepared on:

11/05/2024 13:48



 3  1  2

Property Type: House
Land Size: 671 sqm approx
Agent Comments

Indicative Selling Price
\$890,000
Median House Price
March quarter 2024: \$1,135,000

Comparable Properties



4 Ian Av RINGWOOD EAST 3135 (REI)

Agent Comments

 3  1  2

Price: \$950,000
Method: Auction Sale
Date: 10/02/2024
Property Type: House (Res)
Land Size: 651 sqm approx



24 Kalinda Rd CROYDON 3136 (REI/VG)

Agent Comments

 3  1  2

Price: \$875,000
Method: Private Sale
Date: 09/02/2024
Property Type: House
Land Size: 751 sqm approx



19 Old Lilydale Rd RINGWOOD EAST 3135 (REI)

Agent Comments

 3  2  2

Price: \$870,000
Method: Private Sale
Date: 12/04/2024
Property Type: House
Land Size: 377 sqm approx