

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

17 Kitson Street, 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 \$1,040,000 Property Type House Suburb Ringwood

Period - From 01/04/2021 to 30/06/2021 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 | 2 Haig St RINGWOOD 3134 | \$1,080,000 | 19/07/2021 |
| 2 | 8 Inez Av RINGWOOD 3134 | \$1,071,000 | 26/06/2021 |
| 3 | 88 Maidstone St RINGWOOD 3134 | \$960,000 | 01/05/2021 |

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:

30/09/2021 14:38



 3  2  3

Rooms: 5
Property Type: House (Res)
Land Size: 532 sqm approx
Agent Comments

Indicative Selling Price
\$950,000 - \$1,045,000
Median House Price
June quarter 2021: \$1,040,000

Comparable Properties



2 Haig St RINGWOOD 3134 (REI/VG)

Agent Comments

 3  2  2

Price: \$1,080,000
Method: Sold Before Auction
Date: 19/07/2021
Property Type: House (Res)
Land Size: 678 sqm approx



8 Inez Av RINGWOOD 3134 (REI/VG)

Agent Comments

 3  2  5

Price: \$1,071,000
Method: Auction Sale
Date: 26/06/2021
Property Type: House (Res)
Land Size: 669 sqm approx



88 Maidstone St RINGWOOD 3134 (REI/VG)

Agent Comments

 3  2  1

Price: \$960,000
Method: Auction Sale
Date: 01/05/2021
Property Type: House (Res)
Land Size: 598 sqm approx

Account - Philip Webb