

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

4/13 Kendall Street Ringwood VIC 3134

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single-Price

or range
between

\$1,000,000

&

\$1,100,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$603,600

Property type

Unit

Suburb

Ringwood

Period-from

01 May 2020

to

30 Apr 2021

Source

Corelogic

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 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale:

Address of comparable property

Price

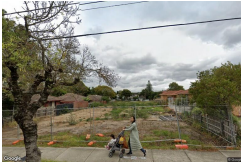
Date of sale

14 Greenwood Avenue Ringwood VIC 3134	\$1,000,000	23-Dec-20
14A Greenwood Avenue Ringwood VIC 3134	\$1,038,000	27-Feb-21

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 6 months.

This Statement of Information was prepared on: 04 May 2021

**14 Greenwood Avenue Ringwood
VIC 3134**

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Sold Price ^{RS} **\$1,000,000** ^{UN} Sold Date **23-Dec-20**Distance **0.01km****14A Greenwood Avenue Ringwood
VIC 3134**

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Sold Price ^{RS} **\$1,038,000** Sold Date **27-Feb-21**Distance **0.02km****RS** = Recent sale**UN** = Undisclosed Sale

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