

Statement of Information

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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 Kenwood Crescent, Ringwood Vic 3134

Indicative selling price

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

Range between \$880,000 & \$960,000

Median sale price

Median price \$880,000 House X Unit Suburb Ringwood

Period - From 01/10/2018 to 31/12/2018 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 Fiona Ct RINGWOOD 3134	\$966,000	28/11/2018
2	33 Highland Blvd RINGWOOD 3134	\$950,000	26/11/2018
3	12 Lilian Pde RINGWOOD 3134	\$880,000	19/11/2018

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.~~

17 Kenwood Crescent, Ringwood Vic 3134

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Rooms:
Property Type:
Agent Comments

Indicative Selling Price
\$880,000 - \$960,000
Median House Price
December quarter 2018: \$880,000

Comparable Properties



4 Fiona Ct RINGWOOD 3134 (REI/VG)

Agent Comments



Price: \$966,000
Method: Private Sale
Date: 28/11/2018
Rooms: 7
Property Type: House (Res)
Land Size: 784 sqm approx



33 Highland Blvd RINGWOOD 3134 (REI/VG)

Agent Comments



Price: \$950,000
Method: Private Sale
Date: 26/11/2018
Rooms: -
Property Type: House
Land Size: 654 sqm approx



12 Lilian Pde RINGWOOD 3134 (REI/VG)

Agent Comments



Price: \$880,000
Method: Private Sale
Date: 19/11/2018
Rooms: 6
Property Type: House
Land Size: 750 sqm approx