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<br>Including suburb and postcode | 12 Kennedy Avenue, Ringwood Vic 3134 |

## Indicative selling price

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

Single price $1,050,000

## Median sale price

Median price $990,900 Property Type House Suburb Ringwood

Period - From 01/10/2022 to 30/09/2023 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 | 8 Sunhill Av RINGWOOD 3134 | $1,060,000 | 13/10/2023 |
| 2 | 10 Warnes Rd MITCHAM 3132 | $1,037,000 | 18/11/2023 |
| 3 | 3 Leflan Cl RINGWOOD NORTH 3134 | $1,030,000 | 18/11/2023 |

**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: 06/12/2023 14:33

# 12 Kennedy Avenue, Ringwood Vic 3134

Lachlan Williams
9722 9755
0414 582 556
lachlan@hoskins.com.au




4 2 2

**Property Type:** House
**Land Size:** 720 sqm approx

Agent Comments

**Indicative Selling Price**
$1,050,000
**Median House Price**
Year ending September 2023: $990,900

## Comparable Properties



**8 Sunhill Av RINGWOOD 3134 (REI/VG)**

4 2 2

**Price:** $1,060,000
**Method:** Private Sale
**Date:** 13/10/2023
**Property Type:** House
**Land Size:** 819 sqm approx

Agent Comments



**10 Warnes Rd MITCHAM 3132 (REI)**

4 1 2

**Price:** $1,037,000
**Method:** Auction Sale
**Date:** 18/11/2023
**Property Type:** House (Res)
**Land Size:** 1038 sqm approx

Agent Comments



**3 Leflan Cl RINGWOOD NORTH 3134 (REI)**

4 2 3

**Price:** $1,030,000
**Method:** Private Sale
**Date:** 18/11/2023
**Property Type:** House
**Land Size:** 733 sqm approx

Agent Comments



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