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 | 2/24a Kemps Street, Ringwood East Vic 3135 |

## Indicative selling price

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

Range between $540,000 & $590,000

## Median sale price

Median price $739,750 Property Type Unit Suburb Ringwood East

Period - From 01/07/2024 to 30/09/2024 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 | 4/32-34 Mt Dandenong Rd RINGWOOD EAST 3135 | $560,000 | 01/06/2024 |
| 2 | | | |
| 3 | | | |

**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: 08/11/2024 12:02

# 2/24a Kemps Street, Ringwood East Vic 3135

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2 1 1

**Property Type:** Unit
**Land Size:** 229 sqm approx

Agent Comments

**Indicative Selling Price**
$540,000 - $590,000
**Median Unit Price**
September quarter 2024: $739,750

## Comparable Properties



**4/32-34 Mt Dandenong Rd RINGWOOD EAST 3135 (REI)**

2 1 1

**Price:** $560,000
**Method:** Private Sale
**Date:** 01/06/2024
**Property Type:** Unit
**Land Size:** 111 sqm approx

Agent Comments

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.



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