Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered t	for sale
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Address	2/21 Kemps Street, Ringwood East Vic 3135
Including suburb and	•
postcode	

Indicative selling price

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

Range between	\$670,000	&	\$720,000
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Median sale price

Median price \$720,00	00 Pro	operty Type	Init	Subu	rb Ringwood East
Period - From 01/04/2	024 to	31/03/2025	So	urce 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

Aut	areas or comparable property	1 1100	Date of Sale
1	16 Mullum Mullum Rd RINGWOOD 3134	\$695,000	11/05/2025
2	27 Illoura Av RINGWOOD EAST 3135	\$700,000	08/04/2025
3	1a Vista Av RINGWOOD EAST 3135	\$701,000	12/03/2025

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:	02/07/2025 13:42



Date of sale











Property Type: Unit Land Size: 553 sqm approx

Agent Comments

Indicative Selling Price \$670,000 - \$720,000 **Median Unit Price** Year ending March 2025: \$720,000

Comparable Properties



16 Mullum Mullum Rd RINGWOOD 3134 (REI/VG)







Agent Comments

Price: \$695,000 Method: Private Sale Date: 11/05/2025

Property Type: House (Res) Land Size: 761 sqm approx

FLETCHERS Sold

27 Illoura Av RINGWOOD EAST 3135 (REI/VG)







Price: \$700,000

Method: Sold Before Auction

Date: 08/04/2025

Property Type: House (Res)

Agent Comments

1a Vista Av RINGWOOD EAST 3135 (REI/VG)









Price: \$701,000

Method: Sold Before Auction

Date: 12/03/2025 Property Type: Unit

Land Size: 805 sqm approx

Agent Comments

Account - Barry Plant | P: 03 9722 7166





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