## 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

13a Morcom Avenue, Ringwood East Vic 3135

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting									
Range betweer	\$650,000		&		\$700,000				
Median sale p	rice								
Median price	\$712,500	Pro	operty Type	Unit			Suburb	Ringwood East	
Period - From	01/04/2023	to	31/03/2024		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.

Ad	dress of comparable property	Price	Date of sale
1	2/11 Vonadawn Av RINGWOOD EAST 3135	\$750,000	05/12/2023
2	1/31 Wilana St RINGWOOD 3134	\$720,000	19/12/2023
3	2/35 Albert St RINGWOOD 3134	\$700,000	25/11/2023

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:

01/05/2024 16:48





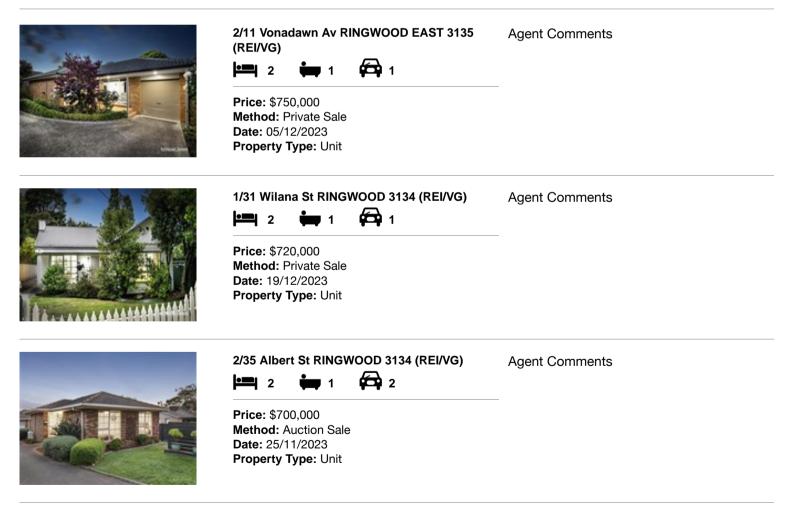
Jerry Lin 0416 062 668 JerryLin@jelliscraig.com.au





Rooms: 4 Property Type: House (Res) Land Size: 335 sqm approx Agent Comments Indicative Selling Price \$650,000 - \$700,000 Median Unit Price Year ending March 2024: \$712,500

# **Comparable Properties**



#### Account - Jellis Craig | P: 98305966



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