

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 between \$650,000 & \$700,000

Median sale price

Median price \$712,500 Property Type Unit Suburb Ringwood East

Period - From 01/04/2023 to 31/03/2024 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	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



2 1 3

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



2/11 Vonadawn Av RINGWOOD EAST 3135 (REI/VG)

Agent Comments

2 1 1

Price: \$750,000
Method: Private Sale
Date: 05/12/2023
Property Type: Unit



1/31 Wilana St RINGWOOD 3134 (REI/VG)

Agent Comments

2 1 1

Price: \$720,000
Method: Private Sale
Date: 19/12/2023
Property Type: Unit



2/35 Albert St RINGWOOD 3134 (REI/VG)

Agent Comments

2 1 2

Price: \$700,000
Method: Auction Sale
Date: 25/11/2023
Property Type: Unit