

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

26 Morcom Avenue, Ringwood East Vic 3135

Indicative selling price

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

Range between

\$1,100,000

&

\$1,200,000

Median sale price

Median price

\$1,100,000

Property Type

House

Suburb

Ringwood East

Period - From

01/10/2021

to

31/12/2021

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	64 Canterbury Rd HEATHMONT 3135	\$1,125,000	04/02/2022
2	6 Howship Ct RINGWOOD EAST 3135	\$1,110,000	12/11/2021
3	32 Stoda St HEATHMONT 3135	\$1,100,000	02/02/2022

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:

09/03/2022 09:37



Rooms: 7
Property Type: House
Land Size: 720.066 sqm approx
Agent Comments

Indicative Selling Price
\$1,100,000 - \$1,200,000
Median House Price
December quarter 2021: \$1,100,000

Comparable Properties



64 Canterbury Rd HEATHMONT 3135 (REI)

Agent Comments



Price: \$1,125,000
Method: Private Sale
Date: 04/02/2022
Property Type: House (Res)
Land Size: 783 sqm approx



6 Howship Ct RINGWOOD EAST 3135 (REI/VG) **Agent Comments**



Price: \$1,110,000
Method: Sold Before Auction
Date: 12/11/2021
Property Type: House (Res)
Land Size: 930 sqm approx



32 Stoda St HEATHMONT 3135 (REI)

Agent Comments



Price: \$1,100,000
Method: Private Sale
Date: 02/02/2022
Property Type: House
Land Size: 696 sqm approx

Account - Philip Webb