

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

2/30 Morcom Avenue Ringwood East VIC 3135

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$575,000

&

\$615,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$706,000

Property type

Unit

Suburb

Ringwood East

Period-from

01 Jan 2021

to

31 Dec 2021

Source

Corelogic

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 6 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

2/26-28 Rosedale Crescent Ringwood East VIC 3135	\$627,500	20-Oct-20
1/12 Freeman Street Ringwood East VIC 3135	\$606,000	02-Nov-21
3/78 Dublin Road Ringwood East VIC 3135	\$615,000	29-Mar-21

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 6 months.~~

This Statement of Information was prepared on: 31 January 2022



2/26-28 Rosedale Crescent Ringwood East VIC 3135

Sold Price **\$627,500** Sold Date **20-Oct-20**

 2  1  1

Distance **0.43km**



1/12 Freeman Street Ringwood East VIC 3135

Sold Price **\$606,000** Sold Date **02-Nov-21**

 2  1  1

Distance **0.74km**



3/78 Dublin Road Ringwood East VIC 3135

Sold Price **\$615,000** Sold Date **29-Mar-21**

 2  1  1

Distance **0.26km**

RS = Recent sale

UN = Undisclosed Sale

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