

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	19 Morinda Street, Ringwood East Vic 3135
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Indicative selling price

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

Range between	\$900,000	&	\$990,000
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Median sale price

Median price	\$910,000	House	X	Unit		Suburb	Ringwood East
Period - From	01/04/2017	to	30/06/2017	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	14 Everard Rd RINGWOOD EAST 3135	\$937,000	26/08/2017
2	18 Seares Dr RINGWOOD EAST 3135	\$926,000	09/09/2017
3	6 Aumann St HEATHMONT 3135		30/08/2017

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.~~



Rooms:

Property Type: House (Previously Occupied - Detached)

Land Size: 855 sqm approx

Agent Comments

Indicative Selling Price

\$900,000 - \$990,000

Median House Price

June quarter 2017: \$910,000

Comparable Properties



14 Everard Rd RINGWOOD EAST 3135 (REI)

Agent Comments



Price: \$937,000

Method: Auction Sale

Date: 26/08/2017

Rooms: 5

Property Type: House (Res)

Land Size: 736 sqm approx



18 Seares Dr RINGWOOD EAST 3135 (REI)

Agent Comments



Price: \$926,000

Method: Auction Sale

Date: 09/09/2017

Rooms: 4

Property Type: House (Res)

Land Size: 652 sqm approx



6 Aumann St HEATHMONT 3135 (REI)

Agent Comments



Price:

Method: Sold Before Auction

Date: 30/08/2017

Rooms: 4

Property Type: House (Res)

Land Size: 913 sqm approx

Property sold Prior to Auction at Sale Price of \$880,000.