

#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Address	19 Morinda Street, Ringwood East Vic 3135
Including suburb and	
postcode	

#### Indicative selling price

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

Range between	\$900,000	&	\$990,000

#### Median sale price

Median price	\$910,000	Hou	se 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)

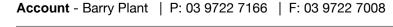
A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

## 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.







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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)





Price: \$937,000 Method: Auction Sale Date: 26/08/2017 Rooms: 5

Property Type: House (Res) Land Size: 736 sqm approx

**Agent Comments** 



18 Seares Dr RINGWOOD EAST 3135 (REI)

**1** 3





Price: \$926,000 Method: Auction Sale Date: 09/09/2017 Rooms: 4

Property Type: House (Res) Land Size: 652 sqm approx

Agent Comments



6 Aumann St HEATHMONT 3135 (REI)



Price:

Method: Sold Before Auction

Date: 30/08/2017

Rooms: 4

Property Type: House (Res) Land Size: 913 sqm approx

**Agent Comments** 

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

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**Account** - Barry Plant | P: 03 9722 7166 | F: 03 9722 7008





The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.