

# 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

12 Morinda Street, Ringwood East Vic 3135

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$1,350,000 & \$1,450,000

### Median sale price

Median price \$1,000,000 Property Type House Suburb Ringwood East

Period - From 01/01/2023 to 31/12/2023 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	38 Morinda St RINGWOOD EAST 3135	\$1,385,000	05/03/2024
2			
3			

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: 08/04/2024 11:40

12 Morinda Street, Ringwood East Vic 3135

**Jellis  
Craig**

Jacob McGlinchey  
9870 6211  
0433 224 117

[jacobmcglinchey@jellisrcraig.com.au](mailto:jacobmcglinchey@jellisrcraig.com.au)

**Indicative Selling Price**

\$1,350,000 - \$1,450,000

**Median House Price**

Year ending December 2023: \$1,000,000



 4  3  5

**Property Type:** House

Agent Comments

## Comparable Properties



**38 Morinda St RINGWOOD EAST 3135 (REI)**

Agent Comments

 5  2  2

**Price:** \$1,385,000

**Method:** Private Sale

**Date:** 05/03/2024

**Property Type:** House

**Land Size:** 677 sqm approx

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.

Account - Jellis Craig | P: 03 9870 6211



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