

## 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

22 MORINDA STREET RINGWOOD EAST VIC 3135

### Indicative selling price

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

Single Price

or range  
between

\$870,000

&

\$950,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$965,250

Property type

Other

Suburb

Ringwood East

Period-from

01 Jul 2022

to

30 Jun 2023

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

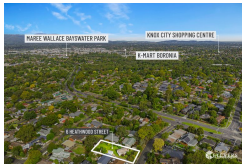
Date of sale

6 HEATHWOOD STREET RINGWOOD EAST VIC 3135	\$910,000	13-May-23
7 VELMA GROVE RINGWOOD EAST VIC 3135	\$936,599	22-Jun-23
15 BONA STREET RINGWOOD EAST VIC 3135	\$946,000	24-Jun-23

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: 07 July 2023



**6 HEATHWOOD STREET  
RINGWOOD EAST VIC 3135**

 3  1  1

Sold Price

<sup>RS</sup>

**\$910,000**

Sold Date

**13-May-23**

Distance

**1.46km**



**7 VELMA GROVE RINGWOOD  
EAST VIC 3135**

 3  1  1

Sold Price

<sup>RS</sup>

**\$936,599**

Sold Date

**22-Jun-23**

Distance

**0.81km**



**15 BONA STREET RINGWOOD  
EAST VIC 3135**

 3  1  1

Sold Price

<sup>RS</sup>

**\$946,000**

Sold Date

**24-Jun-23**

Distance

**0.57km**

**RS** = Recent sale

**UN** = Undisclosed Sale

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