

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

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|--|
| 177-179 Bedford Road, Ringwood East VIC 3135 |
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Indicative selling price

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

Price Range

| |
|---------------------------|
| \$1,950,000 - \$2,150,000 |
|---------------------------|

Median sale price

| | | | | | |
|---------------|--------------------------|---------------|-----------------------------|--------|---------------|
| Median price | \$910,550 | Property type | House | Suburb | Ringwood East |
| Period - From | 1 st Jan 2020 | to | 31 st March 2020 | 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.~~

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: 29/07/2020