

# 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

1/20 Bedford Road, Ringwood Vic 3134

### Indicative selling price

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

Range between \$680,000 & \$748,000

### Median sale price

Median price \$610,000 Property Type Unit Suburb Ringwood

Period - From 01/10/2020 to 31/12/2020 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.

	Address of comparable property	Price	Date of sale
1	6/54-56 Bond St RINGWOOD 3134	\$778,000	21/03/2021
2	1/25-27 Cuthbert St HEATHMONT 3135	\$775,500	11/03/2021
3	1/134 Railway Av RINGWOOD EAST 3135	\$756,000	20/03/2021

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:

13/04/2021 15:33



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$680,000 - \$748,000  
**Median Unit Price**  
December quarter 2020: \$610,000

## Comparable Properties



**6/54-56 Bond St RINGWOOD 3134 (REI)**

Agent Comments



**Price:** \$778,000  
**Method:** Auction Sale  
**Date:** 21/03/2021  
**Property Type:** Townhouse (Res)



**1/25-27 Cuthbert St HEATHMONT 3135 (REI)**

Agent Comments



**Price:** \$775,500  
**Method:** Private Sale  
**Date:** 11/03/2021  
**Property Type:** Unit

**1/134 Railway Av RINGWOOD EAST 3135 (REI)** Agent Comments



**Price:** \$756,000  
**Method:** Auction Sale  
**Date:** 20/03/2021  
**Property Type:** Townhouse (Res)