Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Including suburb and postcode

Address 78 Bedford Road, Ringwood Vic 3134

Indicative selling price

For the meaning	of this price see	cons	sumer.vic.gc	v.au	I/underquot	ting		
Single price	e \$1,335,000							
Median sale p	rice							
Median price	\$1,010,000	Pro	operty Type	Ηοι	lse		Suburb	Ringwood
Period - From	01/01/2022	to	31/03/2022		So	ource	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.

Ad	dress of comparable property	Price	Date of sale
1	30 Sherbrook Av RINGWOOD 3134	\$1,300,000	17/03/2022
2	1 Tweed St RINGWOOD EAST 3135	\$1,270,000	03/03/2022
3	12 Mullum Mullum Rd RINGWOOD 3134	\$1,260,000	09/03/2022

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:

09/05/2022 10:50









Rooms: 9 Property Type: House (Res) Land Size: 1005 sqm approx Agent Comments Indicative Selling Price \$1,335,000 Median House Price March quarter 2022: \$1,010,000

Comparable Properties



30 Sherbrook Av RINGWOOD 3134 (REI)

1 Tweed St RINGWOOD EAST 3135 (REI/VG)

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Price: \$1,300,000 Method: Private Sale Date: 17/03/2022 Property Type: House (Res) Land Size: 706 sqm approx Agent Comments

Agent Comments



Price: \$1,270,000 Method: Private Sale Date: 03/03/2022 Rooms: 7 Property Type: House (Res)

Land Size: 894 sqm approx

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12 Mullum Mullum Rd RINGWOOD 3134 (REI) Agent Comments



Price: \$1,260,000 Method: Private Sale Date: 09/03/2022 Rooms: 6 Property Type: House (Res) Land Size: 962 sqm approx

Account - Philip Webb



propertydata

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