

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

78 Bedford Road, Ringwood Vic 3134

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$1,335,000

Median sale price

Median price

\$1,010,000

Property Type

House

Suburb

Ringwood

Period - From

01/01/2022

to

31/03/2022

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	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

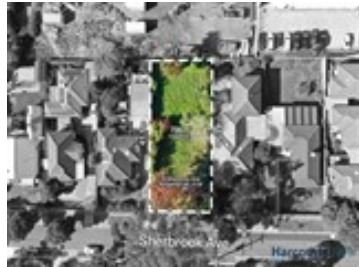


 6  3  2

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)

Agent Comments

 6  2  -

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



1 Tweed St RINGWOOD EAST 3135 (REI/VG)

Agent Comments

 4  1  4

Price: \$1,270,000
Method: Private Sale
Date: 03/03/2022
Rooms: 7
Property Type: House (Res)
Land Size: 894 sqm approx



12 Mullum Mullum Rd RINGWOOD 3134 (REI)

Agent Comments

 3  2  2

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