

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

3/20 Bedford Road, Ringwood Vic 3134

Indicative selling price

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

Range between \$650,000 & \$715,000

Median sale price

Median price \$650,500

Property Type Unit

Suburb Ringwood

Period - From 01/10/2020

to 30/09/2021

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	2/25 Campbell St HEATHMONT 3135	\$712,500	22/10/2021
2	5a Andrew St RINGWOOD 3134	\$675,000	14/10/2021
3	4/48-50 Ford St RINGWOOD 3134	\$652,000	23/10/2021

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:

08/11/2021 13:19



Rooms: 6
Property Type: Unit
Agent Comments

Indicative Selling Price
\$650,000 - \$715,000
Median Unit Price
Year ending September 2021: \$650,500

Comparable Properties



2/25 Campbell St HEATHMONT 3135 (REI)

Agent Comments



Price: \$712,500
Method: Private Sale
Date: 22/10/2021
Property Type: Unit



5a Andrew St RINGWOOD 3134 (REI/VG)

Agent Comments



Price: \$675,000
Method: Private Sale
Date: 14/10/2021
Property Type: Unit



4/48-50 Ford St RINGWOOD 3134 (REI)

Agent Comments



Price: \$652,000
Method: Auction Sale
Date: 23/10/2021
Rooms: 3
Property Type: Unit
Land Size: 130 sqm approx

Account - Philip Webb