Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Price

Property	offered	for sale
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Address	3/20 Bedford Road, Ringwood Vic 3134
Including suburb and	
postcode	

Indicative selling price

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

Range between \$650,000	&	\$715,000
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Median sale price

Median price	\$650,500	Pro	perty Type U	nit		Suburb	Ringwood
Period - From	01/10/2020	to	30/09/2021	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.

Address of comparable property

Auc	areas or comparable property	1 1100	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

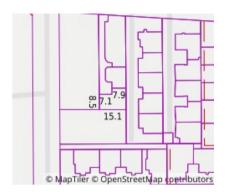
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:	08/11/2021 13:19



Date of sale





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)

└── 2





6 ≥ 2

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

Agent Comments



5a Andrew St RINGWOOD 3134 (REI/VG)

-2





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

Agent Comments



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





Price: \$652,000 Method: Auction Sale Date: 23/10/2021 Rooms: 3

Property Type: Unit

Land Size: 130 sqm approx

Agent Comments

Account - Philip Webb



