#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

## Property offered for sale

	76 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	\$870,000	&	\$950,000
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#### Median sale price

Median price	\$1,019,000	Pro	perty Type	House		Suburb	Ringwood
Period - From	01/07/2024	to	30/09/2024		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

Add	dress of comparable property	Price	Date of sale
1	90 Heathmont Rd HEATHMONT 3135	\$778,000	14/09/2024
2	16 Henry St RINGWOOD 3134	\$940,000	14/09/2024
3	41 Canterbury Rd RINGWOOD EAST 3135	\$790,000	04/06/2024

#### OR

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

This Statement of Information was prepared on: 18/12/20	24 11:50
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Property Type: House Land Size: 731 sqm approx

**Agent Comments** 

**Indicative Selling Price** \$870,000 - \$950,000 **Median House Price** September quarter 2024: \$1,019,000

## Comparable Properties



90 Heathmont Rd HEATHMONT 3135 (REI/VG)

Price: \$778,000 Method: Auction Sale Date: 14/09/2024

Property Type: House (Res) Land Size: 529 sqm approx

**Agent Comments** 



16 Henry St RINGWOOD 3134 (REI)

**Agent Comments** 

Price: \$940,000 Method: Auction Sale Date: 14/09/2024

Property Type: House (Res) Land Size: 604 sqm approx



41 Canterbury Rd RINGWOOD EAST 3135 (REI/VG)

Price: \$790,000

**Agent Comments** 

Method: Private Sale Date: 04/06/2024 Property Type: House Land Size: 650 sqm approx

Account - Barry Plant | P: 03 9842 8888





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