

# 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

76 Bedford Road, Ringwood Vic 3134

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$870,000 & \$950,000

### Median sale price

Median price \$1,019,000 Property 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	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 comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

18/12/2024 11:50



4   
 2   
 4

**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)**

[Agent Comments](#)

3   
 2   
 1

**Price:** \$778,000  
**Method:** Auction Sale  
**Date:** 14/09/2024  
**Property Type:** House (Res)  
**Land Size:** 529 sqm approx



**16 Henry St RINGWOOD 3134 (REI)**

[Agent Comments](#)

5   
 1   
 2

**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)**

[Agent Comments](#)

4   
 1   
 2

**Price:** \$790,000  
**Method:** Private Sale  
**Date:** 04/06/2024  
**Property Type:** House  
**Land Size:** 650 sqm approx

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