

# 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 4/155-157 Bedford Road, Ringwood East Vic 3135

### Indicative selling price

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

Range between \$595,000 & \$650,000

### Median sale price

Median price \$729,000 Property Type Unit Suburb Ringwood East

Period - From 01/01/2024 to 31/12/2024 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	1/6 Barkly St RINGWOOD 3134	\$596,000	23/12/2024
2	2/266 Bayswater Rd BAYSWATER NORTH 3153	\$640,000	10/12/2024
3	3/266 Bayswater Rd BAYSWATER NORTH 3153	\$635,000	10/12/2024

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: 29/01/2025 12:58

4/155-157 Bedford Road, Ringwood East Vic 3135



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Property Type: Unit  
Agent Comments

**Indicative Selling Price**  
\$595,000 - \$650,000  
**Median Unit Price**  
Year ending December 2024: \$729,000

## Comparable Properties



1/6 Barkly St RINGWOOD 3134 (REI)

Agent Comments

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Price: \$596,000  
Method: Private Sale  
Date: 23/12/2024  
Property Type: Unit



2/266 Bayswater Rd BAYSWATER NORTH 3153 (REI/VG)

Agent Comments

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Price: \$640,000  
Method: Private Sale  
Date: 10/12/2024  
Property Type: Unit  
Land Size: 203 sqm approx



3/266 Bayswater Rd BAYSWATER NORTH 3153 (REI)

Agent Comments

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Price: \$635,000  
Method: Private Sale  
Date: 10/12/2024  
Property Type: Unit  
Land Size: 212 sqm approx

Account - Vogl & Walpole Estate Agents | P: 03 8580 6200



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