

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

2/100-102 BEDFORD ROAD HEATHMONT VIC 3135

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$650,000

&

\$715,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$780,000

Property type

Unit

Suburb

Heathmont

Period-from

01 Aug 2022

to

31 Jul 2023

Source

Corelogic

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 6 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

3/17 EMERALD STREET RINGWOOD VIC 3134	\$727,000	05-Aug-23
1/24 GREAT RYRIE STREET RINGWOOD VIC 3134	\$681,500	29-Jun-23
13/3 TURNBULL COURT RINGWOOD VIC 3134	\$632,500	01-May-23

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 6 months.

This Statement of Information was prepared on: 22 August 2023



3/17 EMERALD STREET RINGWOOD VIC 3134

2 1 1

Sold Price

^{RS}

\$727,000

Sold Date

05-Aug-23

Distance

0.64km



1/24 GREAT RYRIE STREET RINGWOOD VIC 3134

2 1 1

Sold Price

^{RS}

\$681,500

Sold Date

29-Jun-23

Distance

0.56km



13/3 TURNBULL COURT RINGWOOD VIC 3134

3 1 1

Sold Price

\$632,500

Sold Date

01-May-23

Distance

1.67km

RS = Recent sale

UN = Undisclosed Sale

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