### 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

71 Bedford Road, Ringwood East Vic 3135

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	en \$1,090,000		&		\$1,150,000			
Median sale price								
Median price	\$1,050,000	Pro	operty Type	Hous	se		Suburb	Ringwood East
Period - From	01/01/2025	to	31/03/2025		So	urce	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.

Ad	dress of comparable property	Price	Date of sale
1	35 Tagell Rd HEATHMONT 3135	\$1,120,000	02/05/2025
2	69 Dublin Rd RINGWOOD EAST 3135	\$1,143,000	05/04/2025
3	1 Marwarra St RINGWOOD EAST 3135	\$1,100,000	29/11/2024

OR

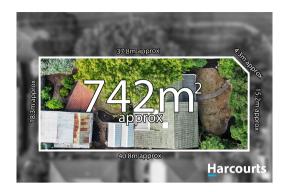
**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

24/05/2025 16:21



# Harcourts





Property Type: House Land Size: 742 sqm approx Agent Comments Indicative Selling Price \$1,090,000 - \$1,150,000 Median House Price March quarter 2025: \$1,050,000

## **Comparable Properties**

35 Tagell Rd HEATHMONT 3135 (REI) 4 2 2 2 Price: \$1,120,000 Method: Private Sale Date: 02/05/2025 Property Type: House Land Size: 779 sqm approx	Agent Comments		
69 Dublin Rd RINGWOOD EAST 3135 (REI/VG) 4 1 3 Price: \$1,143,000 Method: Private Sale Date: 05/04/2025 Property Type: House Land Size: 815 sqm approx	Agent Comments		
1 Marwarra St RINGWOOD EAST 3135 (VG) 3 →	Agent Comments		

#### Account - Harcourts Vermont South | P: 03 98861008



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