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	1/64 Bedford Road Ringwood VIC 3134

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	$790,000	&	$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$957,500	Property type	Other	Suburb	Ringwood
Period-from	01 Oct 2020	to	30 Sep 2021	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
3/57 Heathmont Road Ringwood VIC 3134	$770,000	22-May-21
1/12 Bourke Street Ringwood VIC 3134	$800,000	06-May-21
77A Loughnan Road Ringwood VIC 3134	$855,000	25-Jun-21

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: 27 October 2021

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3/57 Heathmont Road Ringwood VIC 3134

3 2 2

Sold Price **$770,000** Sold Date **22-May-21**

Distance **0.49km**



1/12 Bourke Street Ringwood VIC 3134

3 2 1

Sold Price **$800,000** Sold Date **06-May-21**

Distance **1.34km**



77A Loughnan Road Ringwood VIC 3134

3 2 1

Sold Price **$855,000** Sold Date **25-Jun-21**

Distance **1.93km**

RS = Recent sale **UN** = Undisclosed Sale

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