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	12 BEDFORD COURT 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	$1,200,000	&	$1,295,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$1,072,500	Property type	House	Suburb	Heathmont
Period-from	01 May 2023	to	30 Apr 2024	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
1 GARDEN STREET RINGWOOD VIC 3134	$1,203,000	23-Mar-24
11 MALCOLM COURT RINGWOOD EAST VIC 3135	$1,250,000	07-Feb-24
25 PLEASANT DRIVE HEATHMONT VIC 3135	$1,280,000	23-Apr-24

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: 03 May 2024

CONSUMER AFFAIRS VICTORIA

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We see more than property
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1 GARDEN STREET RINGWOOD VIC 3134 Sold Price RS **$1,203,000** Sold Date **23-Mar-24**

3 2 1 Distance **0.68km**



11 MALCOLM COURT RINGWOOD EAST VIC 3135 Sold Price **$1,250,000** Sold Date **07-Feb-24**

4 2 2 Distance **0.86km**



25 PLEASANT DRIVE HEATHMONT VIC 3135 Sold Price RS **$1,280,000** Sold Date **23-Apr-24**

5 2 2 Distance **0.94km**

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

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