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	2/127 Bedford Road, Ringwood East Vic 3135

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $620,000 & $680,000

Median sale price

Median price $712,500 Property Type Unit Suburb Ringwood East

Period - From 01/07/2023 to 30/06/2024 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	4/80 Dublin Rd RINGWOOD EAST 3135	$630,000	23/04/2024
2	2/6 Dublin Rd RINGWOOD EAST 3135	$638,000	15/04/2024
3	3/181 Bedford Rd RINGWOOD EAST 3135	$660,000	22/03/2024

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: 19/08/2024 12:21

2/127 Bedford Road, Ringwood East Vic 3135

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Property Type: Unit

Agent Comments

Indicative Selling Price
$620,000 - $680,000
Median Unit Price
Year ending June 2024: $712,500

Comparable Properties



4/80 Dublin Rd RINGWOOD EAST 3135 (REI/VG)

2 1 1

Agent Comments

Price: $630,000
Method: Private Sale
Date: 23/04/2024
Property Type: Unit



2/6 Dublin Rd RINGWOOD EAST 3135 (REI/VG)

2 1 1

Agent Comments

Price: $638,000
Method: Private Sale
Date: 15/04/2024
Property Type: Unit



3/181 Bedford Rd RINGWOOD EAST 3135 (VG)

2 - -

Agent Comments

Price: $660,000
Method: Sale
Date: 22/03/2024
Property Type: Flat/Unit/Apartment (Res)

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