

## Statement of Information

Section 47AF of the Estate Agents Act 1980

Property offered for sale  
**53 Bedford Road,  
RINGWOOD 3134**

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

**Range \$630,000 - \$693,000**

### Median sale price

Median **House** for **RINGWOOD** for period **Jan 2019 - Aug 2019**

Sourced from **Pricefinder**.

**\$757,500**

### Comparable property sales

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 the most comparable to the property for sale.

**15 Norfolk Avenue ,**  
Ringwood 3134

**Price \$681,000** Sold 30  
March 2019

**49 Bedford Road,**  
Ringwood 3134

**Price \$680,000** Sold 13 July  
2019

**2/10 Rosedale Crescent,**  
Ringwood East 3134

**Price \$662,000** Sold 24  
August 2019

This Statement of Information was prepared on 2nd Oct 2019

### Additional Information

Indicative selling price, median house price for the suburb and comparable sales information has been provided by the agent in compliance with Estate Agents Act 1980. This information was sourced from Pricefinder.

House

  
**3 beds**

  
**2 baths**

  
**1 parking**

**Ray White Wantirna**

229 Stud Road,  
Wantirna VIC 3152

### Contact agents



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Ray White

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**RayWhite**