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

189 Bedford Road, Ringwood East Vic 3135

Indicative selling price

| For the meaning | of this price see | cons | sumer.vic.go | ov.au | /underquot | ting | | |
|-----------------|-------------------|------|--------------|-------|------------|------|--------|---------------|
| Range betweer | \$900,000 | | & | | \$990,000 | | | |
| Median sale p | rice | | | | | | | |
| Median price | \$780,000 | Pro | operty Type | Hou | se | | Suburb | Ringwood East |
| Period - From | 01/10/2018 | to | 30/09/2019 |) | 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.

| Ado | dress of comparable property | Price | Date of sale |
|-----|------------------------------------|-----------|--------------|
| 1 | 33 Alexandra Rd RINGWOOD EAST 3135 | \$985,000 | 23/11/2019 |
| 2 | 2 Coleman St HEATHMONT 3135 | \$945,000 | 13/08/2019 |
| 3 | 22 Adrian Ct HEATHMONT 3135 | \$910,000 | 30/11/2019 |

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:

04/12/2019 09:23









Property Type: House (Res) Land Size: 1500 sqm approx Agent Comments

Rod Burton 9955 4910 0433 132 499 rod.burton@fletchers.net.au

Indicative Selling Price \$900,000 - \$990,000 Median House Price Year ending September 2019: \$780,000

Comparable Properties



33 Alexandra Rd RINGWOOD EAST 3135 (REI) Agent Comments



Price: \$985,000 Method: Auction Sale Date: 23/11/2019 Property Type: House (Res) Land Size: 827 sqm approx



2 Coleman St HEATHMONT 3135 (REI/VG)

4 2

2

Agent Comments Similar weatherboard home, smaller land size

Price: \$945,000 Method: Private Sale Date: 13/08/2019 Rooms: 6 Property Type: House Land Size: 765 sqm approx

22 Adrian Ct HEATHMONT 3135 (REI)

à 2

Agent Comments



Price: \$910,000 Method: Auction Sale Date: 30/11/2019 Property Type: House (Res) Land Size: 1180 sqm approx

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Account - Fletchers | P: 03 9836 2626



The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.