

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 consumer.vic.gov.au/underquoting

Range between \$900,000 & \$990,000

Median sale price

Median price \$780,000 Property Type House Suburb Ringwood East

Period - From 01/10/2018 to 30/09/2019 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	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

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) Agent Comments



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

Similar weatherboard home, smaller land size



22 Adrian Ct HEATHMONT 3135 (REI) Agent Comments



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