

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

1/62 BEDFORD ROAD RINGWOOD VIC 3134

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$808,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$632,500

Property type

Unit

Suburb

Ringwood

Period-from

06 May 2024

to

06 Nov 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

1/2 SURREY STREET RINGWOOD VIC 3134	\$900,000	16-May-24
2/8 JAMES STREET RINGWOOD VIC 3134	\$826,000	22-May-24
5/97 WANTIRNA ROAD RINGWOOD VIC 3134	\$775,000	31-Jul-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: 06 November 2024