

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

1/130 Bedford Road, Heathmont Vic 3135

Indicative selling price

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

Range between

\$900,000

&

\$950,000

Median sale price

Median price

\$1,055,000

Property Type

House

Suburb

Heathmont

Period - From

07/03/2023

to

06/03/2024

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	52 Hume St RINGWOOD EAST 3135	\$945,000	11/11/2023
2	20 Nicholson St RINGWOOD EAST 3135	\$935,000	01/11/2023
3	2 Rozelle Av RINGWOOD EAST 3135	\$910,000	11/01/2024

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:

07/03/2024 10:54



Rooms: 6
Property Type: House (Res)
 Agent Comments

Indicative Selling Price
 \$900,000 - \$950,000
Median House Price
 07/03/2023 - 06/03/2024: \$1,055,000

Comparable Properties



52 Hume St RINGWOOD EAST 3135 (REI/VG) Agent Comments



Price: \$945,000
Method: Auction Sale
Date: 11/11/2023
Property Type: House (Res)
Land Size: 837 sqm approx



20 Nicholson St RINGWOOD EAST 3135 (REI/VG) Agent Comments



Price: \$935,000
Method: Sold Before Auction
Date: 01/11/2023
Property Type: House (Res)
Land Size: 642 sqm approx



2 Rozelle Av RINGWOOD EAST 3135 (REI) Agent Comments



Price: \$910,000
Method: Private Sale
Date: 11/01/2024
Property Type: House (Res)
Land Size: 671 sqm approx

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