

# 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

1/163 Bedford Road, Ringwood East Vic 3135

### Indicative selling price

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

Range between \$890,000 & \$940,000

### Median sale price

Median price \$690,000 Property Type Unit Suburb Ringwood East

Period - From 01/01/2023 to 31/12/2023 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	20 Nicholson St RINGWOOD EAST 3135	\$935,000	01/11/2023
2	1/22 Mines Rd RINGWOOD EAST 3135	\$900,000	10/02/2024
3	8a Mirabel Av RINGWOOD EAST 3135	\$896,000	05/12/2023

**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:

26/03/2024 09:51



3   2   2

**Property Type:** Townhouse

Agent Comments

**Indicative Selling Price**

\$890,000 - \$940,000

**Median Unit Price**

Year ending December 2023: \$690,000

## Comparable Properties



**20 Nicholson St RINGWOOD EAST 3135 (REI/VG)**

Agent Comments

3   2   2

**Price:** \$935,000

**Method:** Sold Before Auction

**Date:** 01/11/2023

**Property Type:** House (Res)

**Land Size:** 642 sqm approx



**1/22 Mines Rd RINGWOOD EAST 3135 (REI)**

Agent Comments

3   2   2

**Price:** \$900,000

**Method:** Auction Sale

**Date:** 10/02/2024

**Property Type:** Unit

**Land Size:** 326 sqm approx



**8a Mirabel Av RINGWOOD EAST 3135 (REI/VG)** Agent Comments

3   2   2

**Price:** \$896,000

**Method:** Private Sale

**Date:** 05/12/2023

**Property Type:** House

**Land Size:** 342 sqm approx

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