

# 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

2/23 Bedford Road, Ringwood Vic 3134

### Indicative selling price

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

Range between \$550,000 & \$600,000

### Median sale price

Median price \$649,500 Property Type Unit Suburb Ringwood

Period - From 01/01/2024 to 31/03/2024 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	4/137 Warrandyte Rd RINGWOOD NORTH 3134	\$595,499	15/03/2024
2	1/23 William St RINGWOOD 3134	\$580,000	19/12/2023
3	2/32 Barkly St RINGWOOD 3134	\$576,500	01/01/2024

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:

24/05/2024 14:28



**Property Type:**

Divorce/Estate/Family Transfers

Agent Comments

## Comparable Properties



4/137 Warrandyte Rd RINGWOOD NORTH 3134 Agent Comments (REI)



**Price:** \$595,499

**Method:** Private Sale

**Date:** 15/03/2024

**Property Type:** Unit

**Land Size:** 209 sqm approx



1/23 William St RINGWOOD 3134 (REI)

Agent Comments



**Price:** \$580,000

**Method:** Private Sale

**Date:** 19/12/2023

**Property Type:** Unit

**Land Size:** 135 sqm approx



2/32 Barkly St RINGWOOD 3134 (REI)

Agent Comments



**Price:** \$576,500

**Method:** Private Sale

**Date:** 01/01/2024

**Property Type:** Unit

**Land Size:** 124 sqm approx