

## STATEMENT OF INFORMATION

# Single residential property located in the Melbourne metropolitan area.

Sections 47AF of the *Estate Agents Act 1980*

### Property offered for sale

Address  
Including suburb and  
postcode 2/61 Bedford Road, Ringwood East

### Indicative selling price

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

\$670,000

range between

&

### Median sale price

Median price \$635,500

House

Unit

Suburb Ringwood East

Period - From 25/02/2017 to 27/05/2017

Source REIV propertydata.com.au

### Comparable property sales

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. 1/16A Arlington Street RINGWOOD	\$690,000	25/03/2017
2. 3/8 Shasta Avenue, RINGWOOD EAST	\$698,000	27/05/2017
3. 1/15 Vista Avenue, RINGWOOD EAST	\$695,000	01/04/2017

Property data source: REIV propertydata.com.au. Generated on 10/07/2017.

## Additional information about comparable sales.



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**Ringwood** 1/16A Arlington Street      **3 BED 1 BATH 1 CAR**

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**TYPE**      Unit  
**LAND**      248m2



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**Ringwood East** 3/8 Shasta Avenue      **3 BED 1 BATH 2 CAR**

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**Brick unit on larger allotment with double lock garage**

**TYPE**      Unit  
**LAND**      299m2



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**Ringwood East** 1/15 Vista Avenue      **3 BED 1 BATH 2 CAR**

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**TYPE**      Unit  
**LAND**      265m2