

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

204/1B Nelson Street, Ringwood Vic 3134

Indicative selling price

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

Range between

\$510,000

&

\$560,000

Median sale price

Median price

\$645,000

Property Type

Unit

Suburb

Ringwood

Period - From

01/07/2023

to

30/06/2024

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	203/10 Churchill St RINGWOOD 3134	\$560,000	06/05/2024
2	7/26 Bourke St RINGWOOD 3134	\$550,000	02/04/2024
3	511/92 Maroondah Hwy RINGWOOD 3134	\$560,000	02/03/2024

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:

07/08/2024 12:00

204/1B Nelson Street, Ringwood Vic 3134



2 2 1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$510,000 - \$560,000
Median Unit Price
Year ending June 2024: \$645,000

Comparable Properties

203/10 Churchill St RINGWOOD 3134 (VG) Agent Comments

2 - -

Price: \$560,000
Method: Sale
Date: 06/05/2024
Property Type: Strata Unit/Flat



7/26 Bourke St RINGWOOD 3134 (REI/VG) Agent Comments

2 1 1

Price: \$550,000
Method: Private Sale
Date: 02/04/2024
Property Type: Unit



511/92 Maroondah Hwy RINGWOOD 3134 (REI/VG) Agent Comments

2 2 1

Price: \$560,000
Method: Private Sale
Date: 02/03/2024
Property Type: Unit

Account - Vogl & Walpole Estate Agents | P: 03 8580 6200



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