

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

401/42b Nelson St, Ringwood Vic 3134

Indicative selling price

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

Range between \$490,000 & \$539,000

Median sale price

Median price \$655,250

Property Type Unit

Suburb Ringwood

Period - From 01/07/2020

to 30/06/2021

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	G06/42c Nelson St RINGWOOD 3134	\$530,000	22/06/2021
2	402/1b Nelson St RINGWOOD 3134	\$539,000	20/04/2021
3	4/17a Nelson St RINGWOOD 3134	\$511,000	27/03/2021

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:

22/07/2021 14:23



Property Type: Strata Unit/Flat

Agent Comments

Indicative Selling Price

\$490,000 - \$539,000

Median Unit Price

Year ending June 2021: \$655,250

Comparable Properties



G06/42c Nelson St RINGWOOD 3134 (REI)

Agent Comments



Price: \$530,000

Method: Private Sale

Date: 22/06/2021

Property Type: Apartment

402/1b Nelson St RINGWOOD 3134 (VG)

Agent Comments



Price: \$539,000

Method: Sale

Date: 20/04/2021

Property Type: Strata Unit/Flat



4/17a Nelson St RINGWOOD 3134 (REI/VG)

Agent Comments



Price: \$511,000

Method: Private Sale

Date: 27/03/2021

Property Type: Apartment