

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

2/37 Nelson Street, Ringwood, VIC 3134

Indicative selling price

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

Range between

\$440,000

&

\$480,000

Median sale price

Median price

\$1,008,500

Property Type

House

Suburb

Ringwood

Period - From

17/06/2024

to

16/12/2024

Source

pdol

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property of the sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

	Address of comparable property	Price	Date of sale
1	17/ 2-4 Acacia Ct, Ringwood Vic	\$454,000	17/09/2024
2	106/ 2-4 Churchill St, Ringwood Vic	\$435,000	12/11/2024
3	305/ 14 Reynolds Av, Ringwood Vic	\$475,000	06/07/2024

This Statement of Information was prepared on:

17/12/2024