

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

2/10 Nelson Street Ringwood VIC 3134

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$600,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$631,000

Property type

Unit

Suburb

Ringwood

Period-from

01 Sep 2020

to

31 Aug 2021

Source

Corelogic

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 6 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

2/190 Wantirna Road Ringwood VIC 3134	\$649,500	09-Sep-21
6/25 Arlington Street Ringwood VIC 3134	\$625,100	14-Aug-21
5/65-67 Ringwood Street Ringwood VIC 3134	\$600,000	24-Aug-21

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 6 months.~~

This Statement of Information was prepared on: 22 September 2021

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**2/190 Wantirna Road Ringwood
VIC 3134**

2 1 1

Sold Price

^{RS}

\$649,500

Sold Date

09-Sep-21

Distance

2.67km



**6/25 Arlington Street Ringwood
VIC 3134**

2 1 1

Sold Price

^{RS}

\$625,100

Sold Date

14-Aug-21

Distance

0.93km



**5/65-67 Ringwood Street
Ringwood VIC 3134**

2 1 1

Sold Price

^{RS}

\$600,000

Sold Date

24-Aug-21

Distance

0.31km

RS = Recent sale

UN = Undisclosed Sale

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