

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

205/1a Nelson Street, Ringwood Vic 3134

Indicative selling price

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

Range between \$520,000 & \$570,000

Median sale price

Median price \$636,000 Property Type Unit Suburb Ringwood

Period - From 01/01/2024 to 31/12/2024 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	G02/1b Nelson St RINGWOOD 3134	\$553,000	10/12/2024
2	G11/1a Nelson St RINGWOOD 3134	\$552,000	31/10/2024
3	204/1b Nelson St RINGWOOD 3134	\$545,000	18/10/2024

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:

23/01/2025 11:09

205/1a Nelson Street, Ringwood Vic 3134

Edison Kong
0435 841 615
edisonkong@mcgrath.com.au



 2  2  1

Property Type: Strata Unit/Flat
Agent Comments

Indicative Selling Price
\$520,000 - \$570,000
Median Unit Price
Year ending December 2024: \$636,000

Comparable Properties



G02/1b Nelson St RINGWOOD 3134 (REI/VG)

[Agent Comments](#)

 2  2  1

Price: \$553,000
Method: Private Sale
Date: 10/12/2024
Property Type: Apartment
Land Size: 88 sqm approx



G11/1a Nelson St RINGWOOD 3134 (REI/VG)

[Agent Comments](#)

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Price: \$552,000
Method: Private Sale
Date: 31/10/2024
Property Type: Apartment



204/1b Nelson St RINGWOOD 3134 (REI/VG)

[Agent Comments](#)

 2  2  1

Price: \$545,000
Method: Private Sale
Date: 18/10/2024
Property Type: Unit

Account - McGrath Doncaster | P: 03 8822 6188



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