

## 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

110/1A NELSON STREET RINGWOOD VIC 3134

### Indicative selling price

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

Single Price

or range  
between

\$480,000

&

\$520,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$635,500

Property type

Unit

Suburb

Ringwood

Period-from

01 Apr 2024

to

31 Mar 2025

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

205/1A NELSON STREET RINGWOOD VIC 3134	\$515,000	12-Mar-25
204/1B NELSON STREET RINGWOOD VIC 3134	\$545,000	12-Oct-24
206/3 HEATHERBRAE AVENUE EAST RINGWOOD VIC 3134	\$520,000	23-Oct-24

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: 06 April 2025

Benjamin Nash  
M 0431185305  
E Ben@askproperty.melbourne



**205/1A NELSON STREET  
RINGWOOD VIC 3134**

2 2 1

Sold Price

<sup>RS</sup> **\$515,000**

Sold Date

**12-Mar-25**

Distance

**0km**



**204/1B NELSON STREET  
RINGWOOD VIC 3134**

2 2 1

Sold Price

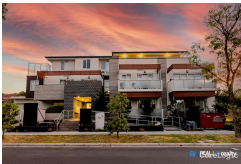
**\$545,000**

Sold Date

**12-Oct-24**

Distance

**0km**



**206/3 HEATHERBRAE AVENUE  
EAST RINGWOOD VIC 3134**

2 2 1

Sold Price

**\$520,000**

Sold Date

**23-Oct-24**

Distance

**0.76km**

RS = Recent sale

UN = Undisclosed Sale

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