

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

2/30 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

\$780,000

&

\$850,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$525,000

Property type

Unit

Suburb

Ringwood

Period-from

01 Nov 2018

to

31 Oct 2019

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

1/3 Hearthside Court Ringwood VIC 3134	\$770,000	10-Sep-19
1/34 Ireland Street Ringwood VIC 3134	\$790,000	22-Jun-19
2/54 Warnes Road Mitcham VIC 3132	\$876,000	10-Aug-19

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: 29 November 2019



1/3 Hearthside Court Ringwood VIC 3134 Sold Price **\$770,000** Sold Date **10-Sep-19**

3 2 2

Distance **0.37km**



1/34 Ireland Street Ringwood VIC 3134 Sold Price **\$790,000** Sold Date **22-Jun-19**

3 2 1

Distance **1.59km**



2/54 Warnes Road Mitcham VIC 3132 Sold Price **\$876,000** Sold Date **10-Aug-19**

3 2 2

Distance **1.37km**

RS = Recent sale

UN = Undisclosed Sale

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