

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

G06/42A 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

\$535,000

&

\$560,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$950,000

Property type

Other

Suburb

Ringwood

Period-from

01 Oct 2020

to

30 Sep 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

402/1B Nelson Street Ringwood VIC 3134	\$539,000	20-Apr-21
204/1B Nelson Street Ringwood VIC 3134	\$545,000	06-Jul-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.

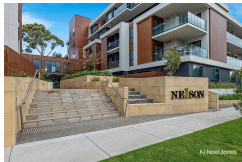
This Statement of Information was prepared on: 04 October 2021

**402/1B Nelson Street Ringwood
VIC 3134**

2 2 1

Sold Price **\$539,000** Sold Date **20-Apr-21**

Distance **0.42km**

**204/1B Nelson Street Ringwood
VIC 3134**

2 2 1

Sold Price **\$545,000** Sold Date **06-Jul-21**

Distance **0.42km**

RS = Recent sale **UN** = Undisclosed Sale

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