

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

G06A/1 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

\$505,000

&

\$555,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Ringwood

Period-from

01 Mar 2021

to

28 Feb 2022

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

104/1B NELSON STREET RINGWOOD VIC 3134	\$540,000	21-Dec-21
309/92 MAROONDAH HIGHWAY RINGWOOD VIC 3134	\$521,000	15-Dec-21
101/5 SHERBROOK AVENUE RINGWOOD VIC 3134	\$530,000	27-Sep-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: 15 March 2022


**104/1B NELSON STREET
RINGWOOD VIC 3134**

2 2 1

Sold Price \$540,000 Sold Date 21-Dec-21
Distance 0.04km

**309/92 MAROONDAH HIGHWAY
RINGWOOD VIC 3134**

2 2 1

Sold Price \$521,000 Sold Date 15-Dec-21
Distance 0.54km

**101/5 SHERBROOK AVENUE
RINGWOOD VIC 3134**

2 2 1

Sold Price \$530,000 Sold Date 27-Sep-21
Distance 0.81km
RS = Recent sale

UN = Undisclosed Sale

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