

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

4/17A 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

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Ringwood

Period-from

01 Mar 2020

to

28 Feb 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

202/5 Browns Avenue Ringwood VIC 3134	\$515,000	25-Jan-21
207/5 Browns Avenue Ringwood VIC 3134	\$460,000	14-Jan-21
201/14 Reynolds Avenue Ringwood VIC 3134	\$470,000	11-Jan-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: 22 March 2021



**202/5 Browns Avenue Ringwood
VIC 3134**

Sold Price

^{RS}

\$515,000

Sold Date

25-Jan-21

2

1

1

Distance

0.08km



**207/5 Browns Avenue Ringwood
VIC 3134**

Sold Price

\$460,000

Sold Date

14-Jan-21

2

1

1

Distance

0.08km



**201/14 Reynolds Avenue Ringwood
VIC 3134**

Sold Price

\$470,000

Sold Date

11-Jan-21

2

1

1

Distance

0.39km

RS = Recent sale

UN = Undisclosed Sale

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