

## 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

1/38 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

\$400,000

&

\$440,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$597,500

Property type

Unit

Suburb

Ringwood

Period-from

01 May 2022

to

30 Apr 2023

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

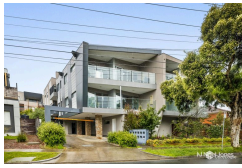
Date of sale

|   |           |           |
|---|-----------|-----------|
| 1/21 NELSON STREET RINGWOOD VIC 3134      | \$480,000 | 11-Jan-23 |
| 203/21 BOURKE STREET RINGWOOD VIC 3134    | \$498,000 | 22-Feb-23 |
| 6/65-67 RINGWOOD STREET RINGWOOD VIC 3134 | \$470,000 | 19-Nov-22 |

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: 16 May 2023


**1/21 NELSON STREET RINGWOOD  
VIC 3134**

 2
  1
  1

Sold Price

**\$480,000**

Sold Date

**11-Jan-23**

Distance

**0.1km**

**203/21 BOURKE STREET  
RINGWOOD VIC 3134**

 2
  1
  1

Sold Price

**\$498,000**

Sold Date

**22-Feb-23**

Distance

**0.27km**

**6/65-67 RINGWOOD STREET  
RINGWOOD VIC 3134**

 2
  1
  1

Sold Price

**\$470,000**

Sold Date

**19-Nov-22**

Distance

**0.44km**
**RS** = Recent sale

**UN** = Undisclosed Sale

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