

# 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 C509/42 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)

Price Range

\$405,000

&

\$428,000

### Median sale price

Median price

\$422,500

Property Type

Apartment

Suburb

Ringwood (3134)

Period - From

01/02/2022

to

28/02/2022

Source

Realestate.com.au

### Comparable property sales

A These are the three properties sold within two kilometres of the property for sale in the last six 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
51/280 MAROONDAH HIGHWAY, RINGWOOD VIC 3134	\$433,500	20/11/2021
306/233 MAROONDAH HIGHWAY, RINGWOOD VIC 3134	\$440,000	04/05/2022
C511/42 NELSON STREET, RINGWOOD VIC 3134	\$418,000	07/03/2022

This Statement of Information was prepared on: 18/05/2022