

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

6/9 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

\$580,000

&

\$600,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$632,500

Property type

Unit

Suburb

Ringwood

Period-from

01 Jan 2024

to

31 Dec 2024

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

G03/7 BOURKE STREET RINGWOOD VIC 3134	\$580,000	29-Oct-24
1/40 NELSON STREET RINGWOOD VIC 3134	\$605,000	10-Sep-24

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: 10 January 2025

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**G03/7 BOURKE STREET
RINGWOOD VIC 3134**

Sold Price **\$580,000** Sold Date **29-Oct-24**

2 1 1

Distance **0.12km**



**1/40 NELSON STREET RINGWOOD
VIC 3134**

Sold Price **\$605,000** Sold Date **10-Sep-24**

2 1 1

Distance **0.3km**

RS = Recent sale

UN = Undisclosed Sale

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