## 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

7/9 Nelson Street, Ringwood Vic 3134

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting								
Range betweer	n \$550,000		&		\$600,000			
Median sale p	rice							
Median price	\$620,000	Pro	operty Type	Unit			Suburb	Ringwood
Period - From	31/01/2024	to	30/01/2025		So	urce	Property	/ Data

#### 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 six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ade	dress of comparable property	Price	Date of sale
1	G02/1b Nelson St RINGWOOD 3134	\$553,000	10/12/2024
2	G11/1a Nelson St RINGWOOD 3134	\$552,000	31/10/2024
3	1/40 Nelson St RINGWOOD 3134	\$605,000	14/09/2024

OR

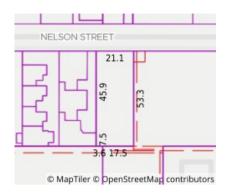
**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

31/01/2025 16:16









**Property Type:** Apartment Agent Comments

Indicative Selling Price \$550,000 - \$600,000 Median Unit Price 31/01/2024 - 30/01/2025: \$620,000

# **Comparable Properties**

G02/1b Nelson St RINGWOOD 3134 (REI) 2 2 2 1	Agent Comments	
Price: \$553,000 Method: Date: 10/12/2024 Property Type: House		
G11/1a Nelson St RINGWOOD 3134 (REI/VG) 2 2 2 2 Price: \$552,000 Method: Private Sale Date: 31/10/2024 Property Type: Apartment	Agent Comments	
1/40 Nelson St RINGWOOD 3134 (REI/VG) 2 1 1 1 Price: \$605,000 Method: Auction Sale Date: 14/09/2024 Property Type: Unit Land Size: 77 sqm approx	Agent Comments	

#### Account - Barry Plant | P: 03 9842 8888



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