

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 between \$550,000 & \$600,000

Median sale price

Median price \$620,000 Property Type Unit Suburb Ringwood

Period - From 31/01/2024 to 30/01/2025 Source 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.

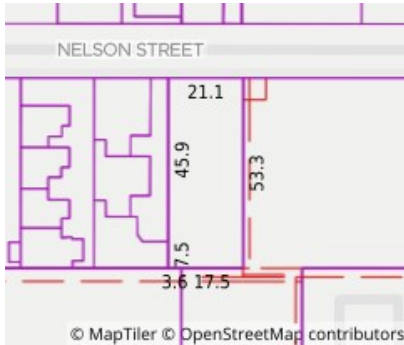
	Address of comparable property	Price	Date of sale
1	G02/1b Nelson St RINGWOOD 3134	\$553,000	10/12/2024
2	G11/1a Nelson St RINGWOOD 3134	\$552,000	31/10/2024
3	1/40 Nelson St RINGWOOD 3134	\$605,000	14/09/2024

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



 2
  1
  1

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)

Agent Comments

 2
  2
  1

Price: \$553,000

Method:

Date: 10/12/2024

Property Type: House



G11/1a Nelson St RINGWOOD 3134 (REI/VG)

Agent Comments

 2
  2
  2

Price: \$552,000

Method: Private Sale

Date: 31/10/2024

Property Type: Apartment



1/40 Nelson St RINGWOOD 3134 (REI/VG)

Agent Comments

 2
  1
  1

Price: \$605,000

Method: Auction Sale

Date: 14/09/2024

Property Type: Unit

Land Size: 77 sqm approx

Account - Barry Plant | P: 03 9842 8888