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

412/42C Nelson Street, Ringwood Vic 3134

Indicative selling price

Single price \$409,950

Median sale price

Median price	\$649,500	Pro	perty Type Uni	t		Suburb	Ringwood
Period - From	01/01/2024	to	31/03/2024	So	urce	REIV	

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.

Ado	dress of comparable property	Price	Date of sale
1	G10/42c Nelson St RINGWOOD 3134	\$440,000	16/03/2024
2	111/42c Nelson St RINGWOOD 3134	\$395,000	18/11/2023
3	310/42c Nelson St RINGWOOD 3134	\$395,000	18/11/2023

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:

23/04/2024 09:56









Property Type: Apartment Agent Comments

Indicative Selling Price \$409,950 Median Unit Price March quarter 2024: \$649,500

Comparable Properties



G10/42c Nelson St RINGWOOD 3134 (REI)



Price: \$440,000 Method: Private Sale Date: 16/03/2024 Property Type: Apartment



111/42c Nelson St RINGWOOD 3134 (REI/VG) Agent Comments



Price: \$395,000 Method: Private Sale Date: 18/11/2023 Property Type: Apartment

310/42c Nelson St RINGWOOD 3134 (REI)



Agent Comments

Agent Comments

Price: \$395,000 Method: Private Sale Date: 18/11/2023 Property Type: Apartment

Account - Barry Plant | P: 03 9735 3300



propertydata

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