

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

For the meaning of this price see consumer.vic.gov.au/underquoting

Single price

\$409,950

Median sale price

Median price

\$649,500

Property Type

Unit

Suburb

Ringwood

Period - From

01/01/2024

to

31/03/2024

Source

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.

	Address 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



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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)

Agent Comments

1 1 1

Price: \$440,000

Method: Private Sale

Date: 16/03/2024

Property Type: Apartment



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

Agent Comments

1 1 1

Price: \$395,000

Method: Private Sale

Date: 18/11/2023

Property Type: Apartment



310/42c Nelson St RINGWOOD 3134 (REI)

Agent Comments

1 1 1

Price: \$395,000

Method: Private Sale

Date: 18/11/2023

Property Type: Apartment

Account - Barry Plant | P: 03 9735 3300