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

C606/42 Nelson Street, Ringwood Vic 3134

Indicative selling price

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

Range between $480,000 & $528,000

Median sale price

Median price	$608,000	Property Type	Unit	Suburb	Ringwood
Period - From	01/07/2021	to	30/09/2021	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	25/2-4 Acacia Ct RINGWOOD 3134	$490,000	19/09/2021
2	104/7 Bourke St RINGWOOD 3134	$490,000	13/05/2021
3	3/17 Woodside Av RINGWOOD 3134	$482,000	08/09/2021

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: 25/10/2021 22:55

CONSUMER AFFAIRS VICTORIA

C606/42 Nelson Street, Ringwood Vic 3134

🛏 2   🛁 1   🚗 1

Rooms: 3
Property Type: apartment
Land Size: 64 sqm approx

Agent Comments

Indicative Selling Price
$480,000 - $528,000
Median Unit Price
September quarter 2021: $608,000

Comparable Properties

25/2-4 Acacia Ct RINGWOOD 3134 (REI)

🛏 2   🛁 1   🚗 1

Price: $490,000
Method: Private Sale
Date: 19/09/2021
Property Type: Apartment

Agent Comments

104/7 Bourke St RINGWOOD 3134 (REI/VG)

🛏 2   🛁 2   🚗 1

Price: $490,000
Method: Private Sale
Date: 13/05/2021
Property Type: Apartment

Agent Comments

3/17 Woodside Av RINGWOOD 3134 (REI)

🛏 2   🛁 1   🚗 1

Price: $482,000
Method: Private Sale
Date: 08/09/2021
Property Type: Unit

Agent Comments

Account - VICPROP