

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

110/1A NELSON STREET RINGWOOD VIC 3134

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$520,000

&

\$570,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$632,500

Property type

Unit

Suburb

Ringwood

Period-from

01 Jan 2024

to

31 Dec 2024

Source

Corelogic

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 6 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

203/8 BOURKE STREET RINGWOOD VIC 3134	\$545,000	18-Sep-24
204/1B NELSON STREET RINGWOOD VIC 3134	\$545,000	12-Oct-24
G11/1A NELSON STREET RINGWOOD VIC 3134	\$552,000	20-Oct-24

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 6 months.

This Statement of Information was prepared on: 28 January 2025

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**203/8 BOURKE STREET
RINGWOOD VIC 3134**

2 2 1

Sold Price ^{RS} **\$545,000** Sold Date **18-Sep-24**

Distance **0km**

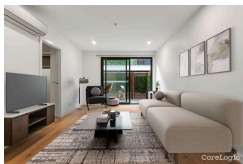


**204/1B NELSON STREET
RINGWOOD VIC 3134**

2 2 1

Sold Price **\$545,000** Sold Date **12-Oct-24**

Distance **0km**



**G11/1A NELSON STREET
RINGWOOD VIC 3134**

2 2 2

Sold Price **\$552,000** Sold Date **20-Oct-24**

Distance **0.04km**

RS = Recent sale **UN** = Undisclosed Sale

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