

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

204/1B 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

\$500,000

&

\$550,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$628,000

Property type

Unit

Suburb

Ringwood

Period-from

01 May 2020

to

30 Apr 2021

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

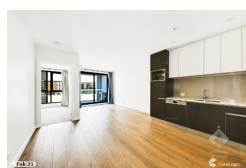
Date of sale

208/1A Nelson Street Ringwood VIC 3134	\$540,000	26-Mar-21
4/17A Nelson Street Ringwood VIC 3134	\$511,000	27-Mar-21
108/21 Bourke Street Ringwood VIC 3134	\$505,000	06-Mar-21

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: 31 May 2021



208/1A Nelson Street Ringwood VIC 3134

Sold Price **\$540,000** Sold Date **26-Mar-21**

2 2 1

Distance -



4/17A Nelson Street Ringwood VIC 3134

Sold Price ^{RS} **\$511,000** Sold Date **27-Mar-21**

2 1 1

Distance **0.15km**



108/21 Bourke Street Ringwood VIC 3134

Sold Price **\$505,000** Sold Date **06-Mar-21**

2 1 1

Distance **0.18km**

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

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