

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

208/42B 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

\$710,000

&

\$781,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$547,500

Property type

Unit

Suburb

Ringwood

Period-from

01 Nov 2019

to

31 Oct 2020

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

2/42 Nelson Street Ringwood VIC 3134	\$817,000	04-Apr-20
5/42 Nelson Street Ringwood VIC 3134	\$817,000	28-May-20
G12/42C Nelson Street Ringwood VIC 3134	\$695,000	24-Oct-19

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: 02 November 2020



2/42 Nelson Street Ringwood VIC 3134

Sold Price

\$817,000

Sold Date **04-Apr-20**

3 2 2

Distance -



5/42 Nelson Street Ringwood VIC 3134

Sold Price

Sold Date **28-May-20**

3 2 2

Distance -



G12/42C Nelson Street Ringwood VIC 3134

Sold Price

\$695,000

Sold Date **24-Oct-19**

3 2 2

Distance -



208/11 Bourke Street Ringwood VIC 3134

Sold Price

\$880,000

Sold Date **31-Mar-20**

3 2 2

Distance **0.42km**

RS = Recent sale UN = Undisclosed Sale

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