

# 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

205a/1 Nelson Street, Ringwood Vic 3134

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$540,000 & \$590,000

### Median sale price

Median price \$580,000 Property Type Unit Suburb Ringwood

Period - From 06/01/2024 to 05/01/2025 Source Property Data

### 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	G10/3 New St RINGWOOD 3134	\$570,000	29/11/2024
2	2/21 Bardia St RINGWOOD 3134	\$590,000	28/11/2024
3	3/7 Bourke St RINGWOOD 3134	\$580,000	29/10/2024

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: 06/01/2025 14:31

205a/1 Nelson Street, Ringwood Vic 3134



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$540,000 - \$590,000  
**Median Unit Price**  
06/01/2024 - 05/01/2025: \$580,000

## Comparable Properties



**G10/3 New St RINGWOOD 3134 (REI)**

Agent Comments



**Price:** \$570,000  
**Method:** Private Sale  
**Date:** 29/11/2024  
**Property Type:** Apartment

**2/21 Bardia St RINGWOOD 3134 (VG)**

Agent Comments



**Price:** \$590,000  
**Method:** Sale  
**Date:** 28/11/2024  
**Property Type:** Flat/Unit/Apartment (Res)



**3/7 Bourke St RINGWOOD 3134 (REI)**

Agent Comments



**Price:** \$580,000  
**Method:** Private Sale  
**Date:** 29/10/2024  
**Property Type:** Apartment

Account - McGrath Doncaster | P: 03 8822 6188



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