#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

<b>Property</b>	offered	for sale
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Address Including suburb and	3/24 Nelson Street, Ringwood Vic 3134
postcode	

#### Indicative selling price

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

Range between \$580,000	&	\$630,000
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#### Median sale price

Median price	\$602,500	Pro	perty Type U	nit		Suburb	Ringwood
Period - From	01/01/2023	to	31/03/2023	So	ource	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

Aut	areas or comparable property	1 1100	Date of Sale
1	5/22 Bedford Rd RINGWOOD 3134	\$670,000	11/04/2023
2	1/19 New St RINGWOOD 3134	\$665,000	18/04/2023
3	3/10 New St RINGWOOD 3134	\$560,000	19/02/2023

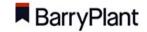
#### OR

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:	06/06/2023 16:16



Date of sale







Property Type: Unit Land Size: 187 sqm approx **Agent Comments** 

**Indicative Selling Price** \$580,000 - \$630,000 **Median Unit Price** March quarter 2023: \$602,500

## Comparable Properties

5/22 Bedford Rd RINGWOOD 3134 (REI)

**└──** 2





**Agent Comments** 

Price: \$670,000 Method:

Date: 11/04/2023 Property Type: Unit



1/19 New St RINGWOOD 3134 (REI)

**———** 2





Price: \$665,000 Method: Private Sale Date: 18/04/2023 Property Type: Unit Land Size: 145 sqm approx Agent Comments

3/10 New St RINGWOOD 3134 (VG)

**---** 2





Price: \$560.000 Method: Sale Date: 19/02/2023

Property Type: Flat/Unit/Apartment (Res)

Agent Comments

Account - Barry Plant | P: 03 9842 8888



