

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

3/24 Nelson Street, Ringwood Vic 3134

Indicative selling price

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

Range between \$580,000 & \$630,000

Median sale price

Median price \$602,500

Property Type Unit

Suburb Ringwood

Period - From 01/01/2023

to 31/03/2023

Source 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	Price	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



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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)

Agent Comments

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Price: \$670,000
Method:
Date: 11/04/2023
Property Type: Unit



1/19 New St RINGWOOD 3134 (REI)

Agent Comments

 2  1  1

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

3/10 New St RINGWOOD 3134 (VG)

Agent Comments

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Price: \$560,000
Method: Sale
Date: 19/02/2023
Property Type: Flat/Unit/Apartment (Res)

Account - Barry Plant | P: 03 9842 8888