## 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

406/42A Nelson Street, Ringwood Vic 3134

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	underquot	ing		
Range betweer	\$700,000		&		\$750,000			
Median sale p	rice							
Median price	\$625,000	Pro	operty Type	Unit			Suburb	Ringwood
Period - From	17/01/2021	to	16/01/2022		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	G12/42c Nelson St RINGWOOD 3134	\$745,000	28/09/2021
2			
3			

#### OR

**B**<sup>\*</sup> 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.

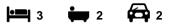
This Statement of Information was prepared on:

17/01/2022 12:45









Rooms: 4 Property Type: Apartment Agent Comments Indicative Selling Price \$700,000 - \$750,000 Median Unit Price 17/01/2021 - 16/01/2022: \$625,000

# **Comparable Properties**



G12/42c Nelson St RINGWOOD 3134 (REI/VG) Agent Comments



Price: \$745,000 Method: Private Sale Date: 28/09/2021 Property Type: Apartment

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.

#### Account - Philip Webb



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