

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 consumer.vic.gov.au/underquoting

Range between \$700,000

&

\$750,000

Median sale price

Median price \$625,000

Property Type Unit

Suburb Ringwood

Period - From 17/01/2021

to

16/01/2022

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	G12/42c Nelson St RINGWOOD 3134	\$745,000	28/09/2021
2			
3			

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:

17/01/2022 12:45



 3  2  2

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

 3  2  2

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