

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

605/42A NELSON STREET RINGWOOD VIC 3134

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$480,000

&

\$520,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$632,500

Property type

Unit

Suburb

Ringwood

Period-from

01 Jan 2024

to

31 Dec 2024

Source

Corelogic

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 6 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

108/42A NELSON STREET RINGWOOD VIC 3134	\$506,000	26-Jul-24
20/2-4 ACACIA COURT RINGWOOD VIC 3134	\$500,000	01-Dec-24
30/2-4 ACACIA COURT RINGWOOD VIC 3134	\$490,000	10-Oct-24

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 6 months.~~

This Statement of Information was prepared on: 23 January 2025

DYNAMIC

RESIDENTIAL

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108/42A NELSON STREET
RINGWOOD VIC 3134

2 1 1

Sold Price **\$506,000** Sold Date **26-Jul-24**

Distance **0km**



20/2-4 ACACIA COURT
RINGWOOD VIC 3134

2 1 1

Sold Price ^{RS} **\$500,000** Sold Date **01-Dec-24**

Distance **0.3km**



30/2-4 ACACIA COURT
RINGWOOD VIC 3134

2 1 1

Sold Price **\$490,000** Sold Date **10-Oct-24**

Distance **0.3km**

RS = Recent sale

UN = Undisclosed Sale

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