

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

111/1B Nelson Street, Ringwood Vic 3134

Indicative selling price

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

Range between

\$490,000

&

\$535,000

Median sale price

Median price

\$597,000

Property Type

Unit

Suburb

Ringwood

Period - From

24/11/2021

to

23/11/2022

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	12 Zephyr CI RINGWOOD 3134	\$560,000	20/08/2022
2	107B/1 Nelson St RINGWOOD 3134	\$510,000	26/07/2022
3	503/233 Maroondah Hwy RINGWOOD 3134	\$470,000	03/06/2022

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:

24/11/2022 11:46

 2  2  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$490,000 - \$535,000

Median Unit Price

24/11/2021 - 23/11/2022: \$597,000

Comparable Properties



12 Zephyr CI RINGWOOD 3134 (REI)

Agent Comments

 2  2  1

Price: \$560,000

Method: Auction Sale

Date: 20/08/2022

Property Type: Unit



107B/1 Nelson St RINGWOOD 3134 (REI)

Agent Comments

 2  2  1

Price: \$510,000

Method: Private Sale

Date: 26/07/2022

Property Type: Apartment



503/233 Maroondah Hwy RINGWOOD 3134 (REI/VG)

Agent Comments

 2  2  1

Price: \$470,000

Method: Private Sale

Date: 03/06/2022

Property Type: Apartment