

## 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

512/42C NELSON STREET RINGWOOD VIC 3134

### Indicative selling price

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

Single Price

or range  
between

\$380,000

&

\$415,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$625,000

Property type

Unit

Suburb

Ringwood

Period-from

01 Oct 2023

to

30 Sep 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

309/42C NELSON STREET RINGWOOD VIC 3134	\$410,000	09-Jul-24
412/42C NELSON STREET RINGWOOD VIC 3134	\$400,000	19-May-24
611/42C NELSON STREET RINGWOOD VIC 3134	\$400,000	06-May-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: 10 October 2024

# DYNAMIC

RESIDENTIAL

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**309/42C NELSON STREET  
RINGWOOD VIC 3134**

 1  1  1

Sold Price **\$410,000** Sold Date **09-Jul-24**

Distance **0.07km**



**412/42C NELSON STREET  
RINGWOOD VIC 3134**

 1  1  1

Sold Price **\$400,000** Sold Date **19-May-24**

Distance **0km**



**611/42C NELSON STREET  
RINGWOOD VIC 3134**

 1  1  1

Sold Price Sold Date **06-May-24**

Distance **0km**

RS = Recent sale

UN = Undisclosed Sale

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