

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

107/42c Nelson Street, Ringwood Vic 3134

Indicative selling price

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

Single price \$560,000

Median sale price

Median price \$677,500

Property Type Unit

Suburb Ringwood

Period - From 01/10/2023

to 31/12/2023

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	502/42b Nelson St RINGWOOD 3134	\$545,000	02/08/2023
2	210/1b Nelson St RINGWOOD 3134	\$505,000	27/02/2024
3	103/42a Nelson St RINGWOOD 3134	\$505,000	30/12/2023

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:

07/03/2024 13:04



 2  1  1

Property Type: Apartment

Agent Comments

Indicative Selling Price

\$560,000

Median Unit Price

December quarter 2023: \$677,500

Comparable Properties



502/42b Nelson St RINGWOOD 3134 (REI/VG)

Agent Comments

 2  1  2

Price: \$545,000

Method: Private Sale

Date: 02/08/2023

Property Type: Apartment



210/1b Nelson St RINGWOOD 3134 (REI)

Agent Comments

 2  1  1

Price: \$505,000

Method: Private Sale

Date: 27/02/2024

Property Type: Apartment



103/42a Nelson St RINGWOOD 3134 (REI/VG)

Agent Comments

 2  1  1

Price: \$505,000

Method: Private Sale

Date: 30/12/2023

Property Type: Apartment

Account - Barry Plant | P: 03 9842 8888