

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

4/37 Nelson Street, Ringwood VIC 3134

Indicative selling price

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

Range between

\$320,000

&

\$350,000

Median sale price

Median price

\$640,000

Property Type

Unit

Suburb

Ringwood

Period - From

16/07/2024

to

14/01/2025

Source

pdol

Comparable property sales (*Delete A or B below as applicable)

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.

Address of comparable property	Price	Date of sale
10/37 Nelson St, Ringwood Vic	\$310,000	15/11/2024
2/280 Maroondah Hwy, Ringwood Vic	\$321,000	10/12/2024
20/280 Maroondah Hwy, Ringwood Vic	\$325,000	19/12/2024

This Statement of Information was prepared on:

16/01/2025