

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

G05/42C 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

\$490,000

&

\$535,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$600,000

Property type

Unit

Suburb

Ringwood

Period-from

01 Mar 2022

to

28 Feb 2023

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

307/42A NELSON STREET RINGWOOD VIC 3134	\$511,000	24-Dec-22
G01/42B NELSON STREET RINGWOOD VIC 3134	\$526,000	30-Nov-22
G05/42B NELSON STREET RINGWOOD VIC 3134	\$520,000	19-Jan-23

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: 24 March 2023


**307/42A NELSON STREET
RINGWOOD VIC 3134**

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Sold Price

\$511,000^{UN}

 Sold Date **24-Dec-22**

Distance

0km

**G01/42B NELSON STREET
RINGWOOD VIC 3134**

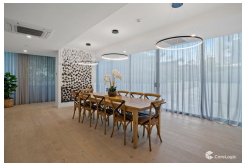
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Sold Price

\$526,000

 Sold Date **30-Nov-22**

Distance

0km

**G05/42B NELSON STREET
RINGWOOD VIC 3134**

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Sold Price

\$520,000

 Sold Date **19-Jan-23**

Distance

0km

RS = Recent sale

UN = Undisclosed Sale

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