

## 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

G08/1A 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

\$500,000

&

\$525,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$630,000

Property type

Unit

Suburb

Ringwood

Period-from

01 Mar 2021

to

28 Feb 2022

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

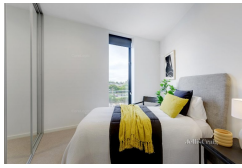
309/92 MAROONDAH HIGHWAY RINGWOOD VIC 3134	\$521,000	15-Dec-21
403/92 MAROONDAH HIGHWAY RINGWOOD VIC 3134	\$525,000	16-Nov-21
31/12 BOURKE STREET RINGWOOD VIC 3134	\$492,000	15-Nov-21

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: 15 March 2022

Tian Jin  
P 98794422  
M 0421 898 450  
E tian.jin@noeljones.com.au



## 309/92 MAROONDAH HIGHWAY RINGWOOD VIC 3134

2 2 1

Sold Price **\$521,000** Sold Date **15-Dec-21**

Distance **0.5km**



## 403/92 MAROONDAH HIGHWAY RINGWOOD VIC 3134

2 1 1

Sold Price <sup>RS</sup> **\$525,000** Sold Date **16-Nov-21**

Distance **0.5km**



## 31/12 BOURKE STREET RINGWOOD VIC 3134

2 1 1

Sold Price **\$492,000** Sold Date **15-Nov-21**

Distance **0.07km**

**RS** = Recent sale **UN** = Undisclosed Sale

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