

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

210/1A 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

\$485,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$595,000

Property type

Unit

Suburb

Ringwood

Period-from

01 Nov 2022

to

31 Oct 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

G10/1A NELSON STREET RINGWOOD VIC 3134	\$492,000	18-Aug-23
10/12 BOURKE STREET RINGWOOD VIC 3134	\$470,000	21-Sep-23
8/5 CHURCHILL STREET RINGWOOD VIC 3134	\$490,000	21-Oct-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: 22 November 2023



**10/1A NELSON STREET
RINGWOOD VIC 3134**

2 1 1

Sold Price **\$492,000** Sold Date **18-Aug-23**

Distance **0.05km**

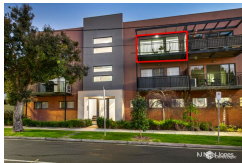


**10/12 BOURKE STREET RINGWOOD
VIC 3134**

2 1 1

Sold Price ^{RS} **\$470,000** Sold Date **21-Sep-23**

Distance **0.11km**



**8/5 CHURCHILL STREET
RINGWOOD VIC 3134**

2 1 1

Sold Price ^{RS} **\$490,000** Sold Date **21-Oct-23**

Distance **0.34km**

RS = Recent sale

UN = Undisclosed Sale

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