

## 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

3/19 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

\$700,000

&

\$730,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$632,500

Property type

Unit

Suburb

Ringwood

Period-from

01 Nov 2023

to

31 Oct 2024

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

302/10 CHURCHILL STREET RINGWOOD VIC 3134	\$747,950	16-Aug-24
3/1 ANDREW STREET RINGWOOD VIC 3134	\$705,000	21-Jul-24
209/42A NELSON STREET RINGWOOD VIC 3134	\$720,000	18-Oct-24

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: 14 November 2024

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**302/10 CHURCHILL STREET  
RINGWOOD VIC 3134**

 3  2  2

Sold Price

<sup>RS</sup>

**\$747,950**

Sold Date

**16-Aug-24**

Distance

**0.09km**



**3/1 ANDREW STREET RINGWOOD  
VIC 3134**

 2  1  1

Sold Price

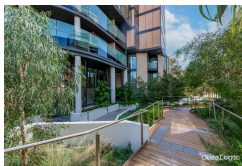
**\$705,000**

Sold Date

**21-Jul-24**

Distance

**0.43km**



**209/42A NELSON STREET  
RINGWOOD VIC 3134**

 3  2  2

Sold Price

<sup>RS</sup>

**\$720,000**

Sold Date

**18-Oct-24**

Distance

**0.23km**

RS = Recent sale

UN = Undisclosed Sale

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