

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

107/42c Nelson Street, Ringwood Vic 3134

Indicative selling price

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

Single price

\$560,000

Median sale price

Median price

\$625,500

Property Type

Unit

Suburb

Ringwood

Period - From

01/10/2024

to

31/12/2024

Source

REIV

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 six 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
1	605/42a Nelson St RINGWOOD 3134	\$505,000	21/02/2025
2	202/42b Nelson St RINGWOOD 3134	\$500,000	03/02/2025
3	203/42c Nelson St RINGWOOD 3134	\$495,000	24/01/2025

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 six months.~~

This Statement of Information was prepared on:

28/03/2025 11:06



 2  1  1

Property Type: Apartment
Agent Comments

Indicative Selling Price
\$560,000
Median Unit Price
December quarter 2024: \$625,500

Comparable Properties



605/42a Nelson St RINGWOOD 3134 (REI/VG)

Agent Comments

 2  1  1

Price: \$505,000
Method: Private Sale
Date: 21/02/2025
Property Type: Apartment



202/42b Nelson St RINGWOOD 3134 (REI)

Agent Comments

 2  1  1

Price: \$500,000
Method: Private Sale
Date: 03/02/2025
Property Type: Apartment



203/42c Nelson St RINGWOOD 3134 (REI/VG)

Agent Comments

 2  1  1

Price: \$495,000
Method: Private Sale
Date: 24/01/2025
Property Type: Apartment

Account - Barry Plant | P: 03 9842 8888