## 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

103/42A Nelson Street, Ringwood Vic 3134

#### Indicative selling price

For the meaning	of this price see	cons	sumer.vic.go	v.au/	/underquot	ing		
Range betweer	\$520,000		&		\$550,000			
Median sale pi	rice							
Median price	\$645,000	Pro	operty Type	Unit			Suburb	Ringwood
Period - From	01/07/2023	to	30/09/2023		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	10/21 Nelson St RINGWOOD 3134	\$560,000	18/07/2023
2	103/5-7 Browns Av RINGWOOD 3134	\$526,200	29/10/2023
3	G04/42a Nelson St RINGWOOD 3134	\$520,000	22/07/2023

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:

01/12/2023 11:08





Jen Harlow



**Property Type:** Apartment Agent Comments

9870 6211 0415 356 657 jenharlow@jelliscraig.com.au

Indicative Selling Price \$520,000 - \$550,000 Median Unit Price September quarter 2023: \$645,000

# **Comparable Properties**



10/21 Nelson St RINGWOOD 3134 (REI/VG)

103/5-7 Browns Av RINGWOOD 3134 (REI)



Price: \$560,000 Method: Private Sale Date: 18/07/2023 Property Type: Apartment

Agent Comments

Agent Comments





Price: \$526,200 Method: Private Sale Date: 29/10/2023 Property Type: Apartment

G04/42a Nelson St RINGWOOD 3134 (REI)



Agent Comments



Price: \$520,000 Method: Private Sale Date: 22/07/2023 Property Type: Apartment

#### Account - Jellis Craig | P: 03 9870 6211 | F: 03 9870 6024



propertydata

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