

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 204/42c Nelson Street, Ringwood

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single price \$525,000

Median sale price

Median price \$678,000

Property type Apartment

Suburb Ringwood

Period - From 1/10/2023

to

31/12/2023

Source REIV

Comparable property sales

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. 103/42A Nelson Street, Ringwood	\$ 505,000	30/12/2023
2. 3/5 Churchill Street, Ringwood	\$ 503,000	4/10/2023
3. 103/5 Browns Avenue, Ringwood	\$ 526,200	30/10/2023

This Statement of Information was prepared on: 2/04/2024

Comparable properties



\$ 505,000

103/42A Nelson Street, Ringwood, Victoria

DATE: 30/12/2023

PROPERTY TYPE: APARTMENT

 2  1
 1  sqm



\$ 503,000

3/5 Churchill Street, Ringwood, Victoria

DATE: 4/10/2023

PROPERTY TYPE: APARTMENT

 2  1
 1  sqm



\$ 526,200

103/5 Browns Avenue, Ringwood, Victoria

DATE: 30/10/2023

PROPERTY TYPE: APARTMENT

 2  1
 1  sqm x

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