

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

4 Nicholson Street, Ringwood East Vic 3135

Indicative selling price

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

Range between \$885,000 & \$945,000

Median sale price

Median price \$1,100,000 Property Type House Suburb Ringwood East

Period - From 01/07/2023 to 30/09/2023 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	52 Hume St RINGWOOD EAST 3135	\$945,000	11/11/2023
2	13 Fernwood Av RINGWOOD EAST 3135	\$920,000	17/11/2023
3	11 Dresden Av HEATHMONT 3135	\$872,500	08/08/2023

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:

27/12/2023 16:15



Property Type: House

Land Size: 723 sqm approx

Agent Comments

Comparable Properties



52 Hume St RINGWOOD EAST 3135 (REI)

Agent Comments



Price: \$945,000

Method: Auction Sale

Date: 11/11/2023

Property Type: House (Res)

Land Size: 837 sqm approx



13 Fernwood Av RINGWOOD EAST 3135 (REI) Agent Comments



Price: \$920,000

Method: Private Sale

Date: 17/11/2023

Property Type: House

Land Size: 915 sqm approx



11 Dresden Av HEATHMONT 3135 (REI/VG)

Agent Comments



Price: \$872,500

Method: Private Sale

Date: 08/08/2023

Property Type: House

Land Size: 847 sqm approx