

# 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

41 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)

Range between \$1,600,000 & \$1,700,000

### Median sale price

Median price \$1,095,000 Property Type House Suburb Ringwood

Period - From 01/01/2024 to 31/03/2024 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.

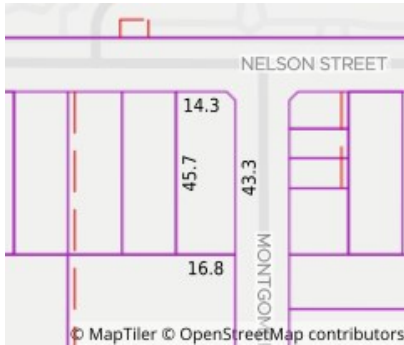
|   | Address of comparable property | Price       | Date of sale |
|---|--------------------------------|-------------|--------------|
| 1 | 42 Bedford Rd RINGWOOD 3134    | \$1,265,000 | 23/02/2024   |
| 2 | 1 Garden St RINGWOOD 3134      | \$1,203,000 | 23/03/2024   |
| 3 | 4 Anthony Ct RINGWOOD 3134     | \$1,200,000 | 19/02/2024   |

**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:

19/06/2024 14:36



 4    2    3

**Property Type:** House (Res)

**Land Size:** 762 sqm approx

Agent Comments

**Indicative Selling Price**

\$1,600,000 - \$1,700,000

**Median House Price**

March quarter 2024: \$1,095,000

## Comparable Properties



**42 Bedford Rd RINGWOOD 3134 (REI)**

Agent Comments

 5    3    5

**Price:** \$1,265,000

**Method:** Private Sale

**Date:** 23/02/2024

**Property Type:** House

**Land Size:** 1105 sqm approx



**1 Garden St RINGWOOD 3134 (VG)**

Agent Comments

 3    -    -

**Price:** \$1,203,000

**Method:** Sale

**Date:** 23/03/2024

**Property Type:** Development Site (Res)

**Land Size:** 1058 sqm approx



**4 Anthony Ct RINGWOOD 3134 (REI/VG)**

Agent Comments

 3    1    4

**Price:** \$1,200,000

**Method:** Private Sale

**Date:** 19/02/2024

**Property Type:** House

**Land Size:** 892 sqm approx

Account - Barry Plant | P: 03 9842 8888