

# 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 601 42c 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 \$520,000 & \$570,000

### Median sale price

Median price \$595,000 Property Type Unit Suburb Ringwood

Period - From 06/03/2023 to 05/03/2024 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	207/1a Nelson St RINGWOOD 3134	\$526,000	08/11/2023
2			
3			

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: 06/03/2024 16:40



**Property Type:**  
Agent Comments

**Indicative Selling Price**  
\$520,000 - \$570,000  
**Median Unit Price**  
06/03/2023 - 05/03/2024: \$595,000

## Comparable Properties

**207/1a Nelson St RINGWOOD 3134 (VG)**

Agent Comments



**Price:** \$526,000  
**Method:** Sale  
**Date:** 08/11/2023  
**Property Type:** Strata Unit/Flat

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.

**Account - Barry Plant | P: 03 9722 7166 | F: 03 9722 7008**