

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 8/37 Nelson Street, Ringwood Vic 3134

Indicative selling price

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

Single price \$399,000

Median sale price

Median price \$645,000

Property Type Unit

Suburb Ringwood

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	109/42c Nelson St RINGWOOD 3134	\$420,000	08/07/2023
2	310/42c Nelson St RINGWOOD 3134	\$403,000	27/06/2023
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:

02/11/2023 09:04



Property Type: Apartment

Agent Comments

Comparable Properties



109/42c Nelson St RINGWOOD 3134 (REI/VG) Agent Comments



Price: \$420,000

Method: Private Sale

Date: 08/07/2023

Property Type: Apartment



310/42c Nelson St RINGWOOD 3134 (REI/VG) Agent Comments



Price: \$403,000

Method: Private Sale

Date: 27/06/2023

Property Type: Unit

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.