## 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

G10/42C Nelson Street, Ringwood Vic 3134

#### Indicative selling price

For the meaning	of this price see	con	sumer.vic.go	v.au/	underquot	ting		
Range betweer	\$390,000		&		\$425,000			
Median sale pr	rice							
Median price	\$677,500	Pro	operty Type	Unit			Suburb	Ringwood
Period - From	01/10/2023	to	31/12/2023		So	urce	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 sixmonths that the estate agent or agent's representative considers to be most comparable to the property for sale.

Ad	dress of comparable property	Price	Date of sale
1	304/21 Bourke St RINGWOOD 3134	\$408,000	08/02/2024
2	111/42c Nelson St RINGWOOD 3134	\$395,000	18/11/2023
3			

OR

**B**<sup>\*</sup> 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 16:05





Cory Phillips





**Property Type:** Apartment Agent Comments

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Indicative Selling Price \$390,000 - \$425,000 Median Unit Price December quarter 2023: \$677,500

# **Comparable Properties**



304/21 Bourke St RINGWOOD 3134 (REI)



Price: \$408,000 Method: Private Sale Date: 08/02/2024 Property Type: Apartment Agent Comments



111/42c Nelson St RINGWOOD 3134 (REI/VG) Agent Comments



Price: \$395,000 Method: Private Sale Date: 18/11/2023 Property Type: Apartment

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 - Jellis Craig | P: 03 9870 6211 | F: 03 9870 6024

propertydata



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