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	309/42A NELSON STREET RINGWOOD VIC 3134

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

~~Single Price~~		or range between	$760,000	&	$790,000

Median sale price

(*Delete house or unit as applicable)

Median Price	$625,000	Property type	Unit	Suburb	Ringwood
Period-from	01 Sep 2021	to	31 Aug 2022	Source	Corelogic

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 6 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
101/42A NELSON STREET RINGWOOD VIC 3134	$810,000	14-Jul-22
607/42A NELSON STREET RINGWOOD VIC 3134	$900,000	20-Jun-22
1/48-50 FORD STREET RINGWOOD VIC 3134	$730,000	11-Jun-22

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 6 months.~~

This Statement of Information was prepared on: 15 September 2022

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101/42A NELSON STREET RINGWOOD VIC 3134

3 2 2

Sold Price **$810,000** Sold Date **14-Jul-22**

Distance **0km**



607/42A NELSON STREET RINGWOOD VIC 3134

3 2 2

Sold Price RS **$900,000** Sold Date **20-Jun-22**

Distance **0km**



1/48-50 FORD STREET RINGWOOD VIC 3134

2 1 2

Sold Price **$730,000** Sold Date **11-Jun-22**

Distance **1.57km**

RS = Recent sale **UN** = Undisclosed Sale

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