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	G04/42A Nelson Street, Ringwood Vic 3134

Indicative selling price

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

Single price $535,000

Median sale price

Median price $560,000 Property Type Unit Suburb Ringwood

Period - From 15/07/2022 to 14/07/2023 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	202/1a Nelson St RINGWOOD 3134	$540,000	07/02/2023
2	G5/42B Nelson St RINGWOOD 3134	$520,000	25/01/2023
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: 15/07/2023 13:50

G04/42A Nelson Street, Ringwood Vic 3134



2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$535,000
Median Unit Price
15/07/2022 - 14/07/2023: $560,000

Comparable Properties



202/1a Nelson St RINGWOOD 3134 (REI/VG)

2 2 2

Price: $540,000
Method: Private Sale
Date: 07/02/2023
Property Type: Apartment

Agent Comments



G5/42B Nelson St RINGWOOD 3134 (REI)

2 1 1

Price: $520,000
Method: Private Sale
Date: 25/01/2023
Property Type: Unit

Agent Comments

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) 9908 5700

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