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	2/19 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	$895,000	~~or range between~~		&

Median sale price

(*Delete house or unit as applicable)

Median Price	$927,500	Property type	Other	Suburb	Ringwood
Period-from	01 Aug 2020	to	31 Jul 2021	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
7/42 Nelson Street Ringwood VIC 3134	$950,000	31-May-21
3/16 Unsworth Road Ringwood North VIC 3134	$940,000	10-Jul-21

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: 25 August 2021

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7/42 Nelson Street Ringwood VIC 3134

4 2 2

Sold Price **$950,000** Sold Date **31-May-21**

Distance **0.23km**



3/16 Unsworth Road Ringwood North VIC 3134

4 2 2

Sold Price RS **$940,000** Sold Date **10-Jul-21**

Distance **1.55km**

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

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