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<br>Including suburb and postcode | 607/42a Nelson Street, Ringwood Vic 3134 |

## Indicative selling price

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

Range between $850,000 & $925,000

## Median sale price

Median price $625,000 Property Type Unit Suburb Ringwood

Period - From 18/05/2021 to 17/05/2022 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 | 501/42a Nelson St RINGWOOD 3134 | $1,000,000 | 18/11/2021 |
| 2 | 503/42b Nelson St RINGWOOD 3134 | $965,000 | 12/04/2022 |
| 3 | 406/42a Nelson St RINGWOOD 3134 | $740,000 | 22/02/2022 |

**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: 18/05/2022 10:06

# 607/42a Nelson Street, Ringwood Vic 3134

Jack Doolan
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3 - 

**Property Type:** Strata Unit/Flat

Agent Comments

**Indicative Selling Price**
$850,000 - $925,000
**Median Unit Price**
18/05/2021 - 17/05/2022: $625,000

## Comparable Properties



**501/42a Nelson St RINGWOOD 3134 (REI/VG)**

3 2 2

**Price:** $1,000,000
**Method:** Private Sale
**Date:** 18/11/2021
**Property Type:** Apartment

Agent Comments



**503/42b Nelson St RINGWOOD 3134 (REI)**

3 2 2

**Price:** $965,000
**Method:** Private Sale
**Date:** 12/04/2022
**Property Type:** Apartment

Agent Comments



**406/42a Nelson St RINGWOOD 3134 (REI/VG)**

3 2 2

**Price:** $740,000
**Method:** Private Sale
**Date:** 22/02/2022
**Property Type:** Apartment

Agent Comments



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