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	101/42c Nelson Street, Ringwood Vic 3134

Indicative selling price

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

Single price $699,950

Median sale price

Median price $637,500 Property Type Unit Suburb Ringwood

Period - From 01/07/2024 to 30/09/2024 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	209/42a Nelson St RINGWOOD 3134	$720,000	18/10/2024
2			
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: 31/10/2024 15:08

101/42c Nelson Street, Ringwood Vic 3134

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3 2 2

Property Type: Apartment

Agent Comments

Indicative Selling Price
$699,950
Median Unit Price
September quarter 2024: $637,500

Comparable Properties



209/42a Nelson St RINGWOOD 3134 (REI)

3 2 2

Price: $720,000
Method: Private Sale
Date: 18/10/2024
Property Type: Apartment

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.

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