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	3/21 Nelson Street, Ringwood Vic 3134

Indicative selling price

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

Range between $485,000 & $525,000

Median sale price

Median price $645,000 Property Type Unit Suburb Ringwood

Period - From 01/07/2023 to 30/06/2024 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	108/42a Nelson St RINGWOOD 3134	$506,000	26/07/2024
2	204/21 Bourke St RINGWOOD 3134	$521,000	07/05/2024
3	4/5 Churchill St RINGWOOD 3134	$498,000	24/04/2024

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: 07/10/2024 13:59

3/21 Nelson Street, Ringwood Vic 3134

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2 1 1

Property Type: Apartment

Agent Comments

Indicative Selling Price
$485,000 - $525,000
Median Unit Price
Year ending June 2024: $645,000

Comparable Properties



108/42a Nelson St RINGWOOD 3134 (REI/VG)

2 1 1

Price: $506,000
Method: Private Sale
Date: 26/07/2024
Property Type: Unit

Agent Comments



204/21 Bourke St RINGWOOD 3134 (REI/VG)

2 1 1

Price: $521,000
Method: Private Sale
Date: 07/05/2024
Property Type: Apartment

Agent Comments



4/5 Churchill St RINGWOOD 3134 (REI/VG)

2 1 1

Price: $498,000
Method: Private Sale
Date: 24/04/2024
Property Type: Apartment

Agent Comments

Account - Jellis Craig | P: 03 9870 6211

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