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	G05/1a Nelson Street, Ringwood VIC 3134

Indicative selling price

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

Single price	$550,000

Median sale price

Median price	$620,000	Property Type	Unit	Suburb	Ringwood
Period - From	02/12/2024	to	01/06/2025	Source	core_logic

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 agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
G02/1A Nelson Street Ringwood VIC 3134	$560,000	18/03/2025
G03/42A Nelson Street Ringwood VIC 3134	$557,000	03/02/2025
205/1A Nelson Street Ringwood VIC 3134	$515,000	26/02/2025

This Statement of Information was prepared on: 02/06/2025

Median sale price

Important advice about the median sale price: When this Statement of Information was prepared, publicly available information providing median sale prices for semi-detached, townhouse, terrace, and vacant land of residential property in the suburb or locality in which the property offered for sale is situated, and our sales records did not provide a median sale price that met the requirements of section 47AF (2)(b) of the Estate Agents Act 1980.