

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

211B/1 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 \$551,500

Property Type Unit

Suburb Ringwood

Period - From 01/04/2019

to 31/03/2020

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	G09/1a Nelson St RINGWOOD 3134	\$560,000	25/02/2020
2	1a Nelson St RINGWOOD 3134	\$550,000	24/02/2020
3	G04/42b Nelson St RINGWOOD 3134	\$550,000	30/12/2019

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:

30/06/2020 09:26



Property Type:
Agent Comments

Indicative Selling Price
\$550,000
Median Unit Price
Year ending March 2020: \$551,500

Comparable Properties

G09/1a Nelson St RINGWOOD 3134 (VG)

Agent Comments



Price: \$560,000
Method: Sale
Date: 25/02/2020
Property Type: Strata Unit/Flat

1a Nelson St RINGWOOD 3134 (VG)

Agent Comments



Price: \$550,000
Method: Sale
Date: 24/02/2020
Property Type: Strata Unit/Flat

G04/42b Nelson St RINGWOOD 3134 (VG)

Agent Comments



Price: \$550,000
Method: Sale
Date: 30/12/2019
Property Type: Strata Unit/Flat