## Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

#### Property offered for sale

Including suburb and postcode

Address 2/111 Patterson Street, Ringwood East Vic 3135

#### Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting										
Range betweer	\$590,000		&		\$640,000					
Median sale p	rice									
Median price	\$690,000	Pro	operty Type	Unit			Suburb	Ringwood East		
Period - From	01/01/2023	to	31/12/2023		So	urce	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.

Add	dress of comparable property	Price	Date of sale
1	1/7 Braeside Av RINGWOOD EAST 3135	\$630,000	15/12/2023
2	5/36 Dublin Rd RINGWOOD EAST 3135	\$628,000	05/12/2023
3	2/14-18 Dublin Rd RINGWOOD EAST 3135	\$590,000	24/11/2023

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:

27/02/2024 11:30





Joseph Corsi



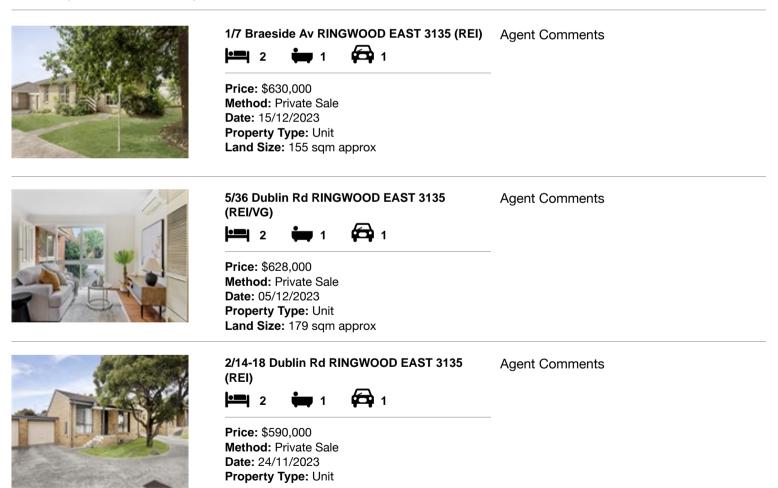


**Property Type:** Unit Agent Comments

9870 6211 0418 149 290 josephcorsi@jelliscraig.com.au Indicative Selling Price

\$590,000 - \$640,000 Median Unit Price Year ending December 2023: \$690,000

# **Comparable Properties**



#### Account - Jellis Craig | P: 03 9870 6211 | F: 03 9870 6024



propertydata

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