

# 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

2/111 Patterson Street, Ringwood East Vic 3135

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Range between \$590,000 & \$640,000

### Median sale price

Median price \$690,000 Property Type Unit Suburb Ringwood East

Period - From 01/01/2023 to 31/12/2023 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	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



**Property Type:** Unit

**Agent Comments**

## Comparable Properties



**1/7 Braeside Av RINGWOOD EAST 3135 (REI)** **Agent Comments**



**Price:** \$630,000

**Method:** Private Sale

**Date:** 15/12/2023

**Property Type:** Unit

**Land Size:** 155 sqm approx



**5/36 Dublin Rd RINGWOOD EAST 3135 (REI/VG)** **Agent Comments**



**Price:** \$628,000

**Method:** Private Sale

**Date:** 05/12/2023

**Property Type:** Unit

**Land Size:** 179 sqm approx



**2/14-18 Dublin Rd RINGWOOD EAST 3135 (REI)** **Agent Comments**



**Price:** \$590,000

**Method:** Private Sale

**Date:** 24/11/2023

**Property Type:** Unit