#### Statement of Information

# Single residential property located in the Melbourne metropolitan area

#### Section 47AF of the Estate Agents Act 1980

Price

### Property offered for sale

Address	4/63 Patterson Street, Ringwood East Vic 3135
Including suburb and	
postcode	

#### Indicative selling price

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

Range between \$500,000	&	\$550,000
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#### Median sale price

Median price	\$655,000	Pro	perty Type	Unit		Suburb	Ringwood East
Period - From	20/09/2022	to	19/09/2023		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

7,01	aress of comparable property	1 1100	Date of Sale
1	9/37-39 Beaufort Rd CROYDON 3136	\$590,000	02/08/2023
2	2/16 Lena Gr RINGWOOD 3134	\$570,000	19/05/2023
3	2/54 Mt Dandenong Rd RINGWOOD EAST 3135	\$477,000	22/04/2023

#### 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:	07/09/2023 12:58



Date of sale







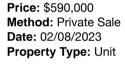
**Agent Comments** 

**Indicative Selling Price** \$500,000 - \$550,000 **Median Unit Price** 20/09/2022 - 19/09/2023: \$655,000

## Comparable Properties



9/37-39 Beaufort Rd CROYDON 3136 (REI)





2/16 Lena Gr RINGWOOD 3134 (REI/VG)

**———** 2





Price: \$570,000 Method: Private Sale Date: 19/05/2023 Property Type: Unit

Agent Comments

**Agent Comments** 



2/54 Mt Dandenong Rd RINGWOOD EAST

3135 (REI/VG)

**--** 2



Price: \$477,000

Method: Auction Sale Date: 22/04/2023 Property Type: Unit

Agent Comments

Account - Barry Plant | P: 03 9842 8888



