

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 4/63 Patterson Street, Ringwood East Vic 3135

Indicative selling price

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

Range between \$500,000 & \$550,000

Median sale price

Median price \$655,000 Property 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	Price	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



Property Type: Strata Unit/Flat

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)

Agent Comments



Price: \$590,000

Method: Private Sale

Date: 02/08/2023

Property Type: Unit



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

Agent Comments



Price: \$570,000

Method: Private Sale

Date: 19/05/2023

Property Type: Unit



2/54 Mt Dandenong Rd RINGWOOD EAST 3135 (REI/VG)

Agent Comments



Price: \$477,000

Method: Auction Sale

Date: 22/04/2023

Property Type: Unit

Account - Barry Plant | P: 03 9842 8888