

# 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

3/65 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

\$500,000

&

\$550,000

### Median sale price

Median price

\$755,250

Property Type

Unit

Suburb

Ringwood East

Period - From

01/10/2021

to

31/12/2021

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	5/51 Mt Dandenong Rd RINGWOOD EAST 3135	\$510,000	13/12/2021
2	2/32 Mt Dandenong Rd RINGWOOD EAST 3135	\$520,000	30/10/2021
3	1/62 Mt Dandenong Rd RINGWOOD EAST 3135	\$520,000	13/12/2021

**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:

12/03/2022 10:02



**Property Type:** Unit  
**Land Size:** 143 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$500,000 - \$550,000  
**Median Unit Price**  
December quarter 2021: \$755,250

## Comparable Properties



**5/51 Mt Dandenong Rd RINGWOOD EAST  
3135 (REI)**

**Agent Comments**



**Price:** \$510,000  
**Method:** Private Sale  
**Date:** 13/12/2021  
**Rooms:** 3  
**Property Type:** Unit  
**Land Size:** 102 sqm approx

**2/32 Mt Dandenong Rd RINGWOOD EAST  
3135 (VG)**

**Agent Comments**



**Price:** \$520,000  
**Method:** Sale  
**Date:** 30/10/2021  
**Property Type:** Flat/Unit/Apartment (Res)



**1/62 Mt Dandenong Rd RINGWOOD EAST  
3135 (VG)**

**Agent Comments**



**Price:** \$520,000  
**Method:** Sale  
**Date:** 13/12/2021  
**Property Type:** Flat/Unit/Apartment (Res)

**Account - Philip Webb**