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	cons	sumer.vic.go	ov.au/	underquot	ting		
Range betweer	\$500,000		&		\$550,000			
Median sale p	rice							
Median price	\$755,250	Pro	operty Type	Unit			Suburb	Ringwood East
Period - From	01/10/2021	to	31/12/2021		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.

Ad	dress 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



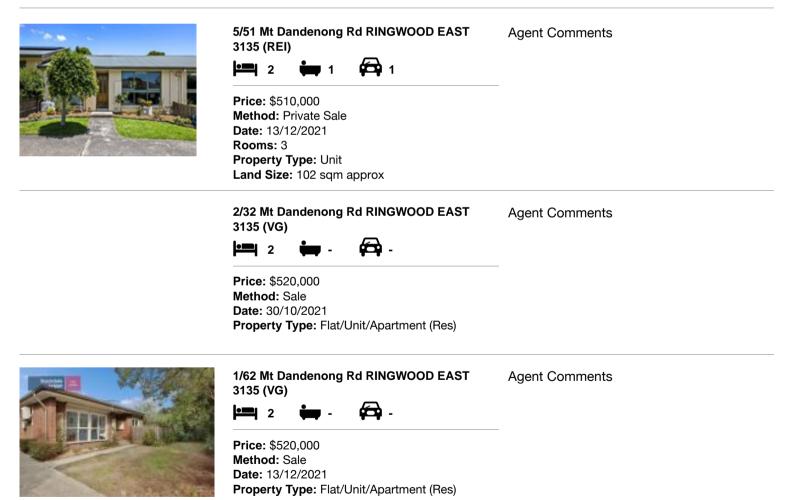






Property Type: Unit Land Size: 143 sqm approx Agent Comments Indicative Selling Price \$500,000 - \$550,000 Median Unit Price December quarter 2021: \$755,250

Comparable Properties



Account - Philip Webb





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