

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

35 Patterson Street, Ringwood East Vic 3135

Indicative selling priceFor the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$960,000

&

\$1,050,000

Median sale price

Median price \$915,000

House

X

Suburb

Ringwood East

Period - From 01/01/2017

to

31/03/2017

Source REIV

Comparable property sales

These are the three properties sold within two kilometres of the property for sale in the last 6 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
8 Campbell St HEATHMONT 3135	\$1,015,000	18/03/2017
11 Hobart St RINGWOOD 3134	\$1,001,000	10/12/2016
8 Lillis Ct RINGWOOD EAST 3135	\$965,000	08/04/2017

35 Patterson Street, Ringwood East Vic 3135

carter

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Indicative Selling Price

\$960,000 - \$1,050,000

Median House Price

March quarter 2017: \$915,000



3 1 1

Rooms:

Property Type: House

Land Size: 905.60 sqm

Agent Comments

3 bedroom/1 bathroom home on 905.6 sqm of sub dividable land (STCA) located within the RSCZ.

Comparable Properties



8 Campbell St HEATHMONT 3135 (REI)

4 2 1

Price:

Method: Auction Sale

Date: 18/03/2017

Rooms: 7

Property Type: House

Agent Comments

Sold \$1,015,000. Source: Price advertised on realestate.com.au. Price is public knowledge as of 23.5.17. Land size is 811 sqm.



11 Hobart St RINGWOOD 3134 (REI)

3 1 4

Price: \$1,001,000

Method: Auction Sale

Date: 10/12/2016

Rooms: -

Property Type: House (Res)

Land Size: 906 sqm

Agent Comments



8 Lillis Ct RINGWOOD EAST 3135 (REI)

3 1 1

Price: \$965,000

Method: Auction Sale

Date: 08/04/2017

Rooms: 9

Property Type: House (Res)

Land Size: 716 sqm

Agent Comments