

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

10/57 Patterson Street, Ringwood East Vic 3135

Indicative selling price

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

Range between

\$850,000

&

\$935,000

Median sale price

Median price

\$717,500

Property Type

Unit

Suburb

Ringwood East

Period - From

01/10/2021

to

30/09/2022

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	1/64 Ringwood St RINGWOOD 3134	\$923,000	09/05/2022
2	1/15 Holland Rd RINGWOOD EAST 3135	\$890,000	04/09/2022
3	1/2 Kalinda Rd CROYDON 3136	\$875,000	11/07/2022

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:

24/10/2022 14:08

10/57 Patterson Street, Ringwood East Vic 3135

McGrath

Wilson Shi

03 9889 8800

0420 481 226

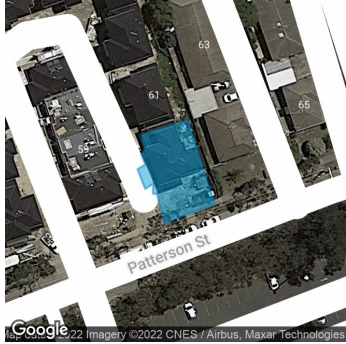
Wilsonshi@Mcgrath.com.au

Indicative Selling Price

\$850,000 - \$935,000

Median Unit Price

Year ending September 2022: \$717,500



 4  3  2

Property Type:

Flat/Unit/Apartment (Res)

Land Size: 257 sqm approx

Agent Comments

Comparable Properties



1/64 Ringwood St RINGWOOD 3134 (REI/VG)

Agent Comments

 3  2  2

Price: \$923,000

Method: Private Sale

Date: 09/05/2022

Property Type: Townhouse (Single)

Land Size: 254 sqm approx



1/15 Holland Rd RINGWOOD EAST 3135 (REI)

Agent Comments

 3  2  2

Price: \$890,000

Method: Private Sale

Date: 04/09/2022

Property Type: Townhouse (Single)

Land Size: 257 sqm approx

1/2 Kalinda Rd CROYDON 3136 (VG)

Agent Comments

 4  -  -

Price: \$875,000

Method: Sale

Date: 11/07/2022

Property Type: Flat/Unit/Apartment (Res)

Account - McGrath Box Hill | P: 03 9889 8800 | F: 03 9889 8802



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