

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

1/15 Patterson Street, Ringwood East Vic 3135

Indicative selling price

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

Range between \$870,000 & \$950,000

Median sale price

Median price \$1,015,000 Property Type House Suburb Ringwood East

Period - From 01/01/2024 to 31/12/2024 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	2/69 Bedford Rd RINGWOOD EAST 3135	\$910,000	26/12/2024
2	23A Byways Dr RINGWOOD EAST 3135	\$950,000	14/12/2024
3	8/37 William St RINGWOOD 3134	\$905,000	13/11/2024

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:

12/02/2025 12:03



Property Type:
Agent Comments

Indicative Selling Price
\$870,000 - \$950,000
Median House Price
Year ending December 2024: \$1,015,000

Comparable Properties



2/69 Bedford Rd RINGWOOD EAST 3135 (REI)

Agent Comments



Price: \$910,000
Method: Private Sale
Date: 26/12/2024
Property Type: Townhouse (Single)
Land Size: 336 sqm approx



23A Byways Dr RINGWOOD EAST 3135 (REI)

Agent Comments



Price: \$950,000
Method: Auction Sale
Date: 14/12/2024
Property Type: House (Res)
Land Size: 690 sqm approx



8/37 William St RINGWOOD 3134 (REI/VG)

Agent Comments



Price: \$905,000
Method: Private Sale
Date: 13/11/2024
Property Type: Townhouse (Single)
Land Size: 246 sqm approx

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